



**GASCOIGNE
HALMAN**

ASHLEY COURT, CHAPELFIELDS, FRODSHAM, A GROUND FLOOR
RETIREMENT APARTMENT CLOSE TO THE TOWN CENTRE

THE AREAS LEADING ESTATE AGENT

| £175,000

A ground floor retirement apartment enjoying a prime position, set at the front of the building and with a side access door leading to the gardens and car park.

The property is available to those aged 60 and over and it is designed to offer independent living within a secure environment. There is an on site manager who may be contacted from various points within each property in the case of an emergency. For periods when the manager is off duty there is a 24 hour emergency call system.

The layout of this property includes an entrance hall, spacious living room with access door to the gardens, fitted kitchen, two double bedrooms and a bathroom with a fitted walk in shower. There are double glazed windows and electric heaters are installed.

A residents lounge is used for a variety of optional social events, there is a well equipped laundry for the use of all residents plus a guest bedroom that can be booked in advance for visitors.

There are lovely gardens for the use of all residents and car parking is also available.

LOCATION

Ashley Court is situated just off Main Street in the centre of Frodsham. This location offers convenient, level access

to a wide range of shops and services. There are bus and train services from Frodsham to many parts of the North West.

LEASE AND SERVICE CHARGE

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years of age.

The property is leasehold for the remainder of a 125 year term that started in 1999. Ground rent of £396 is payable every 6 months.

A service charge of approximately £2007 every six months is payable to cover the costs of the house manager, building insurance, maintenance of the communal areas, lift, gardens and the exterior of the building.

DIRECTIONS

From the centre of Frodsham, proceed along Main Street, A56. Turn right into Chapelfields and follow the road to the left. Ashley Court is on the left hand side.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current C

FRODSHAM OFFICE

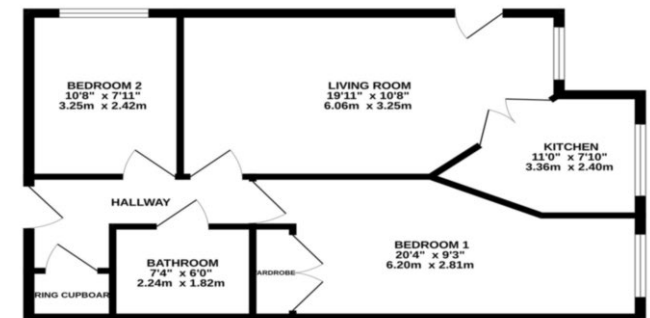
01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 sq.m.) approx.
All dimensions are given in feet and inches and are approximate. The actual dimensions may vary slightly from those given. The floor area is given for information only and should not be relied upon for any purpose. The floor area is given for information only and should not be relied upon for any purpose. The floor area is given for information only and should not be relied upon for any purpose.

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