



**GASCOIGNE
HALMAN**

28 LINCOLN COURT, LOWER ROBIN HOOD LANE,
HELSEBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT

28 LINCOLN COURT, LOWER ROBIN HOOD LANE, HELSBY, FRODSHAM

£65,000

A second floor apartment offering an easy to manage, secure and comfortable home for those aged 60 and over.

Available to those over the age of 60, the apartment offers modern and low maintenance accommodation with the added benefit of a communal residents lounge, well equipped laundry room and an on-site caretaker.

There are access doors to the front and rear of the building. There are intercom entry systems and a lift which can access each individual floor.

The apartment has double glazed windows and electric heating and has communal gardens for the residents use.

LOCATION

Lincoln Court is conveniently placed for access to a range of local services. Helsby Community Centre, Library and doctors surgery are close by. There are local shops within reach including a Tesco supermarket. Bus services run along Chester Road to Chester and Warrington plus Helsby Rail Station offers regular services to Chester, Manchester and beyond.

TENURE AND SERVICE CHARGE

The property is leasehold for the remainder of a 99 year term from 1989. Ground rent of £171 per year is payable.

A service charge of £197 per month is payable to cover maintenance of the exterior of the building, communal areas and gardens, lift and laundry maintenance and caretaker costs.

COUNCIL TAX

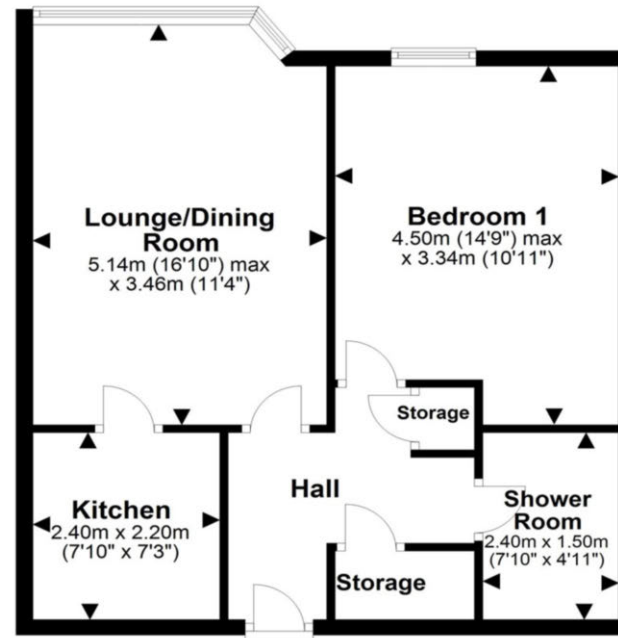
Band B. Cheshire West & Chester.

EPC RATING

Current C

Second Floor Apartment

Approx. 49.9 sq. metres (537.3 sq. feet)



Total area: approx. 49.9 sq. metres (537.3 sq. feet)

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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