



**GASCOIGNE
HALMAN**

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

THE AREAS LEADING ESTATE AGENT

| £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 £2373 per year 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

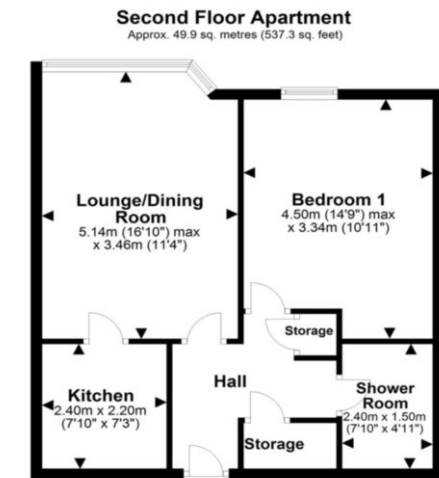
FRODSHAM OFFICE

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

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