



**GASCOIGNE
HALMAN**

5 THE OLD FORGE, HAWTHORN ROAD, FRODSHAM,
WA6 7NU

THE AREAS LEADING ESTATE AGENT



5 THE OLD FORGE, HAWTHORN ROAD, FRODSHAM, WA6 7NU

75% Shared Ownership £93,750

Offered for sale on a 75% shared ownership basis and representing an ideal opportunity for first time buyers and downsizers. This is an economic to run, easy to manage ground floor apartment with a spacious and stylish interior.

Shared ownership is an excellent way to assist people at various stages of life. This ground floor apartment will appeal to those seeking a modern, easy to manage home in a really convenient position, just a short level walk from the centre of Frodsham. It is offered on a 75% shared ownership basis but 100% ownership is available via staircasing following purchase. Buyers will need to complete an affordability and eligibility assessment with the Halton Housing prior to any offer being accepted.





The layout features an open plan living room with the kitchen area having a range of modern units and built in appliances. There is an inner hallway with useful built in storage. There is a spacious double bedroom and a good sized bathroom fitted with a three piece white suite and an overhead rainfall shower.

The property has double glazed windows and a gas fired central heating system is installed.

Externally, there are two paved areas and an allocated parking space.

LOCATION

The property occupies an excellent and most convenient position being within a few minutes level walk of the centre of Frodsham. There are excellent shopping facilities in the town plus a selection of cafes, bars and restaurants. The road, rail and motorway networks allow access to the regions commercial centres. Regular rail services run from Frodsham Station to Chester, Warrington, Liverpool and Manchester.

TENURE, RENT AND SERVICE CHARGE

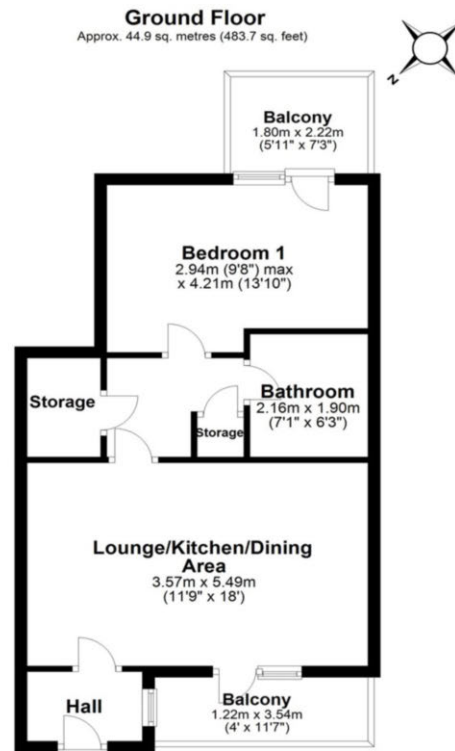
The property is leasehold for the residue of an initial 125 year term from 1st June 2018. A rental of £84.25 is payable to Halton Housing for the 25% share. A service charge of £37.86 per month is also payable to Halton Housing for the upkeep of the grounds, building insurance and window cleaning.

COUNCIL TAX

Band A. Cheshire West & Chester.

EPC RATING

Current B



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

**GASCOIGNE
HALMAN**