



**GASCOIGNE
HALMAN**

36 LINCOLN COURT, LOWER ROBIN HOOD LANE,
HELSDBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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

£65,000

This neatly presented second floor apartment has far reaching views to the rear and represents an ideal opportunity for those aged 60 and over to acquire a secure, comfortable and easy to manage home.

Lincoln Court has proven to be a desirable place to live for those aged 60 and over and it's easy to see why. The development consists of 38 apartments with a range of facilities specifically designed to provide a secure, comfortable and easy to manage lifestyle. Features include a social lounge for residents to meet and gardens with seating areas to relax and enjoy the views. There is a well equipped laundry, a lift to all floors and a caretaker on site most days to support the smooth running of the building. Car parking spaces are available for residents and visitors.





The apartment itself is on the second floor and offers a good sized living room with a bay window offering far reaching views to the rear, towards the Welsh Hills. There is a fitted kitchen, a double bedroom with fitted wardrobes and a bathroom. Electric heaters are fitted and there are double glazed windows.

LOCATION

The property is well placed for access to a range of local services with Helsby Community Centre, Library and doctors surgery close by. There are local shops within reach including a Post Office, Tesco supermarket and the popular JTO Vintage and Old Bank Tearooms. Bus services run along Chester Road to Chester and Warrington plus Helsby Rail Station offers regular services to Chester, Warrington, Liverpool, Manchester and beyond

TENURE & SERVICE CHARGE

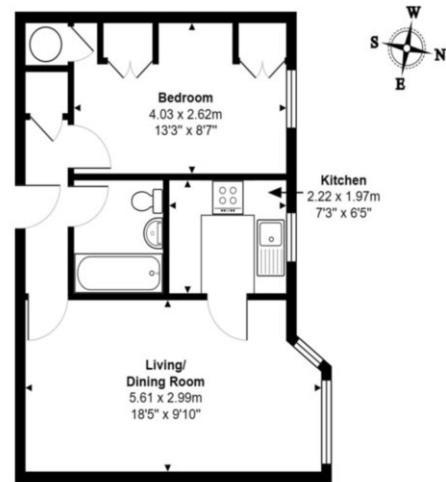
The property is Leasehold for the residue of an initial 999 year term from 1989. Ground rent is included in the service charge. A service charge of £2373 per year is payable (2024/2025). This covers maintenance of the exterior of the building, gardens and communal areas, caretaker costs and building insurance. Upon re-sale, homeowners pay 0.5% of the property value for each year of ownership into a reserve fund.

COUNCIL TAX

Band B. Cheshire West & Chester.

EPC RATING

Current C



All measurements are approximate and for display purposes only

Total Area: 40.0 m² ... 431 ft²

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FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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