



**GASCOIGNE
HALMAN**

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

THE AREAS LEADING ESTATE AGENT

| £65,000

A second floor purpose built retirement apartment in a popular area of Helsby, located close to local shops and amenities. The property is available to those over the age of 60.

This apartment is located to the front of the building with an attractive outlook over a small green area with trees that are beautifully decorated at Christmas.

The property offers easy to manage, low maintenance accommodation with the added benefit of a communal residents social lounge, a well equipped laundry room and an on-site caretaker.

There are access doors to the front and rear of the building, the front has an intercom system and there is a lift to access each individual floor. The apartment includes an entrance hall, living room, fitted kitchen, double bedroom and a bathroom. There are double glazed windows and electric heaters are fitted. There are parking spaces for residents and visitors and communal gardens for the residents use.

TENURE AND SERVICE CHARGE

The property is Leasehold for the residue of an initial 99 year term from 1989. Ground rent is payable of

£171 per year. The Freehold is owned by Helsby Lincoln Green Ltd, the shareholders of which are a collection of owner/occupiers of Lincoln Court. A service charge of £2553 per year is payable. This covers maintenance of the communal areas, lift and gardens, costs of the caretaker, building insurance and window cleaning. The service charge is reviewed annually. A charge is payable upon sale of 0.5% of the sale price for each year of ownership. This is paid to the reserve fund towards future capital expenditure needs.

LOCATION

Lincoln Court 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 Tesco supermarket. Bus services run along Chester Road to Chester and Warrington plus Helsby Rail Station offers regular services to Chester, Manchester and beyond.

COUNCIL TAX

Band B. Cheshire West & Chester.

EPC RATING

Awaited.

FRODSHAM OFFICE

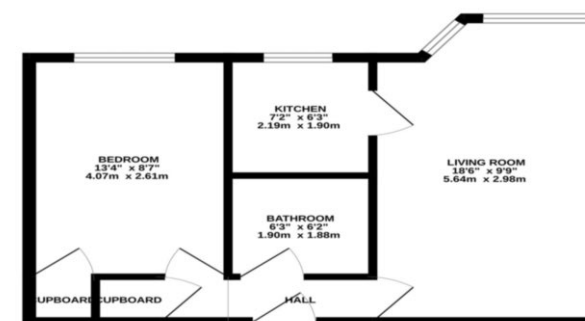
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Pollard Building, Church Street, Frodsham, WA6 7DW or 62 High Street, Tarporley, CW6 0AG

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SECOND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 412 sq.ft. (38.3 sq.m.) approx.
These measurements have been taken to the best of our knowledge and are not intended to be used for legal purposes. They are provided for information only and do not constitute a guarantee of accuracy. The actual measurements may vary slightly from those shown on this plan.

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