



**GASCOIGNE
HALMAN**

16 MERE HOUSE, ARBOUR WALK, HELSBY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



16 MERE HOUSE, ARBOUR WALK, HELSBY, FRODSHAM

£160,000

A first floor apartment offering impressive space and quality, representing an outstanding opportunity for first time buyers and downsizers alike.

The well presented property has spacious accommodation extending to over 970 sq ft (93 sq m) plus a private balcony with a sunny aspect and lovely views.

The well planned accommodation includes a communal hallway with entry intercom system, private hallway, a large open plan living room/kitchen with doors opening onto balcony and a fitted range of quality units.





There are three good sized bedrooms, an en-suite shower room and separate bathroom. There are double glazed windows and a gas fired central heating system is installed. There is an allocated car parking space and ample and visitor spaces. The residents can enjoy communal gardens including a nature pond with deck seating area. Viewing is essential.

LEASE AND SERVICE CHARGE

The property is leasehold for the residue of a 125 year term from January 2007. A variable ground rent is payable, currently £300 per year.

A service charge of £1220 per year is payable to cover building insurance, maintenance of the exterior of the building, the communal areas and garden.

LOCATION

The property forms part of the popular Mere's Edge development in Helsby and is well placed for access to a range of local services and shops including a Tesco supermarket. Helsby lies close to open countryside whilst also being convenient for access to many other parts of the North West via the road, rail and motorway networks.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current D.



Floor Plan

Total floor area 90.3 sq.m. (972 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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