



**GASCOIGNE  
HALMAN**

FLAT 43, ASHLEY COURT, CHAPELFIELDS,  
FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## FLAT 43, ASHLEY COURT, CHAPELFIELDS, FRODSHAM

**£120,000**

**A second floor apartment, available to those aged 60 and over enjoying an excellent position within this popular development, close to the centre of Frodsham.**

The property forms part of a small development of apartments, designed to offer independent living within a secure environment. There is an on site manager who may be contacted from various points within each property in the case of an emergency. For periods when the manager is off duty there is a 24 hour emergency call system.

There are excellent facilities on site including a lift to all floors, residents social lounge, guest room, laundry and lovely communal gardens for residents to enjoy.





This particular apartment is presented in first class order throughout with a bright, tasteful decorative theme. There is an entrance hall, living room, fitted kitchen, spacious double bedroom and a smart modern shower room. Electric heating is fitted and there are double glazed windows

### LOCATION

Ashley Court is situated central to Frodsham, just off Main Street. The location offers convenient, level access to a wide range of shops and services. The health and leisure centre, library, Castle Park and a host of cafe's restaurants and bars are all within easy reach. There are bus and train services from Frodsham to many parts of the North West.

### TENURE AND SERVICE CHARGE

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years of age.

The property is leasehold for the remainder of a 125 year term that started in 1999. Ground rent is £700 per year.

A service charge of approximately £1689 every six months is payable to cover the costs of the house manager, building insurance, maintenance of the communal areas, lift, gardens and the exterior of the building.

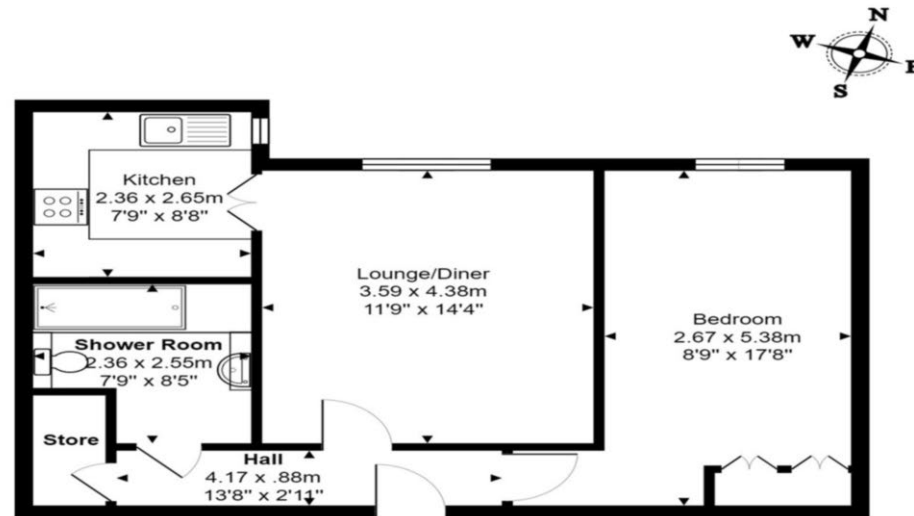
### COUNCIL TAX

Band B. Cheshire West & Chester.

### EPC RATING

Awaited.





Total Area: 45.5 m<sup>2</sup> ... 490 ft<sup>2</sup> (excluding hall)  
All measurements are approximate and for display purposes only

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## FRODSHAM OFFICE

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