



**GASCOIGNE
HALMAN**

MERE VIEW, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



MERE VIEW, HELSBY, FRODSHAM

£130,000

A beautifully presented second floor apartment offering easy to manage, economical to run accommodation, ideal for first time buyers and downsizers.

Immaculate throughout and ready for new owners to move in and enjoy from day one, this top floor apartment feels bright and light with views from most windows over Helsby.

The layout includes a communal hallway with entry intercom, private hallway, lounge and a smart modern kitchen with built in appliances and space for a small table and chairs.

There are two bedrooms (a good sized double and a single), and a lovely bathroom. Gas fired central heating is installed and there are double glazed windows.



Allocated parking space and ample visitor spaces, communal garden areas.

LOCATION

The property forms part of a popular 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. Public transport services run nearby and trains from Helsby connect to Chester, Warrington, Liverpool and Manchester.

TENURE AND SERVICE CHARGE

The property is Leasehold for the remainder of an initial 125 year term from 2005. Ground rent is currently £450 per year and is reviewed every 10 years. The service charge is £1194 per year (2025) and covers maintenance of the exterior and communal areas and building insurance.

COUNCIL TAX

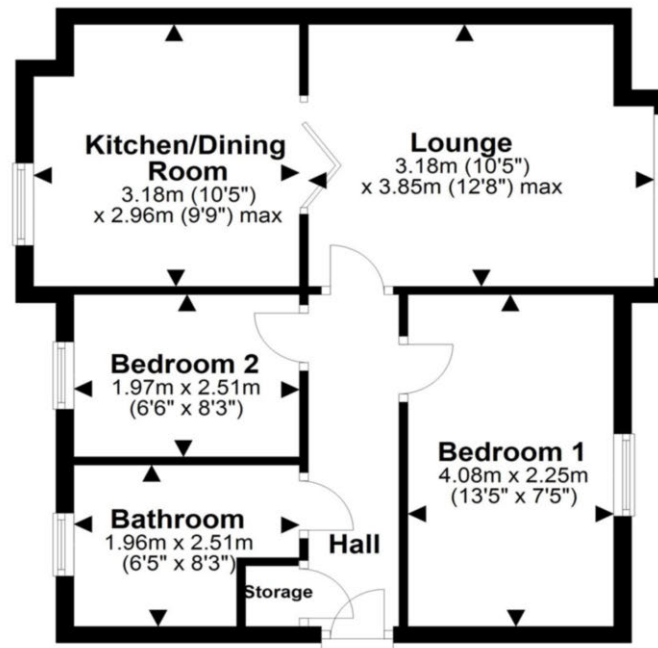
Band A. Cheshire West & Chester.

EPC RATING

Current C

Top Floor Apartment

Approx. 46.0 sq. metres (495.3 sq. feet)



Total area: approx. 46.0 sq. metres (495.3 sq. feet)

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