



**GASCOIGNE
HALMAN**

71 THE WINDINGS, CABLE DRIVE, HELSBY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



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£79,900

A luxurious second floor apartment with spacious, high quality accommodation and a range of support facilities, available to those aged 55 and over.

This spacious apartment is set on the second floor of this exclusive, stylish modern development for those aged 55 and over. The apartment enjoys an excellent position within the building and has lovely views over the grounds and beyond. The accommodation has been designed and planned to provide a comfortable, safe and supported living environment.





There is on site care if required and an emergency call system built in. The internal layout consists of a spacious living area, a high quality kitchen with built in appliances, two good sized bedrooms and a large wet room. There is a useful storage/utility area off the entrance hall.

A secure entrance with intercom system allows access to a spacious foyer with reception desk. There a lift to each floor.

The Windings is a modern, well designed and purpose built retirement village and the development benefits from a combined heat system and the cost of the utilities is included within the service charge. There are a range of high-quality facilities for residents and their visitors to enjoy including an on site bistro (currently out to tender for new operator), a hairdressers and beauty salon, a communal lounge, landscaped communal gardens and activity rooms. Car parking is available to the rear of the building.

LEASE AND SERVICE CHARGE

The property is leasehold for the residue of an initial 125 year term from April 2015. Ground rent is included in the service charge. The service charge is approximately £160 per week (24/25). This covers maintenance of the building, grounds and communal areas, utility costs and building insurance. Buyers must meet eligibility criteria and complete an assessment with the management company, Your Housing Group. 1% of any future sale price is payable to a reserve fund.

LOCATION

The Windings stands in communal gardens and grounds with a paved seating area and flower beds. There is parking available for residents and visitors. Helsby offers a range of local services with a Tesco supermarket nearby. The market town of Frodsham is only a few miles away with a wide variety of shops and facilities. Road, rail and motorway networks provide links to many parts of the North West and beyond.

COUNCIL TAX

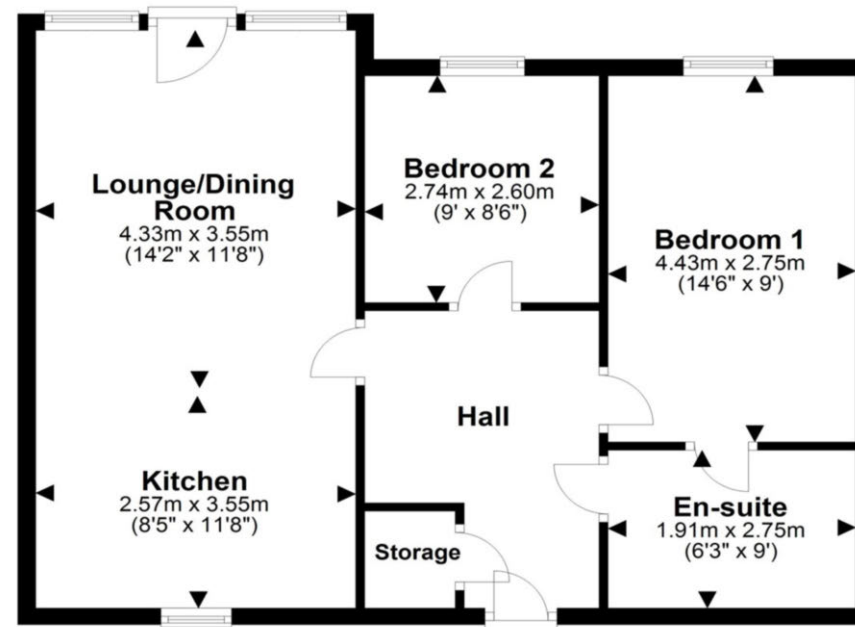
Band B. Cheshire West & Chester.

EPC RATING

Current B.

Top Floor Apartment

Approx. 60.6 sq. metres (651.8 sq. feet)



Total area: approx. 60.6 sq. metres (651.8 sq. feet)

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