



**GASCOIGNE
HALMAN**

HORNSMILL WAY, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



HORNSMILL WAY, HELSBY, FRODSHAM

£115,000

A spacious first floor apartment with well presented accommodation, forming part of a small development, in a secluded mature setting with an outlook to the front onto a small green.

This spacious property includes a communal hallway with entry intercom, private hall, good sized living room, fitted kitchen with appliances, master bedroom with built in wardrobes, second bedroom and bathroom.





Double glazed windows and electric heating installed. Allocated parking for residents and visitor spaces available. An area of green is located opposite the apartments and available for residents to use and enjoy.

LOCATION

Hornsmill Way is a small development of houses and apartments built in 2005 by Redrow Homes. One of only six apartments, it is set in an attractive mature position, amidst established trees with a small green at the front. There are a range of shops and services available in Helsby including a Tesco supermarket. The road, rail and motorway networks allow access to many parts of the North West.

TENURE AND SERVICE CHARGE

The property is leasehold for a term of 125 years from 05 May 2006. Ground rent is payable of £310 per year. A service charge of £2044 per year is payable to the management company for upkeep and maintenance of the building, grounds and for building insurance.

COUNCIL TAX

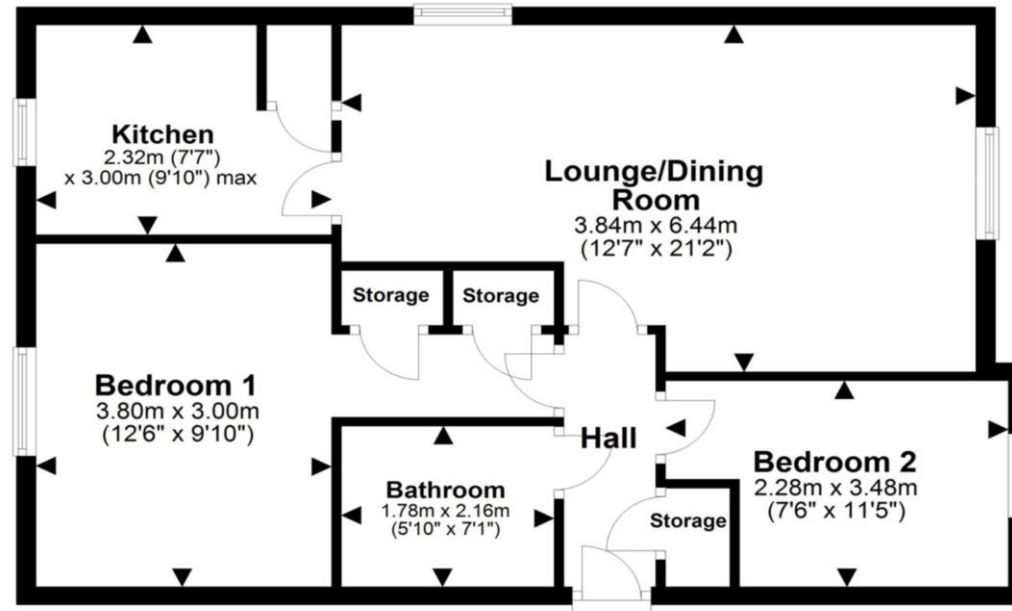
Band B. Cheshire West & Chester.

EPC RATING

Awaited.

First Floor Apartment

Approx. 60.2 sq. metres (647.6 sq. feet)



Total area: approx. 60.2 sq. metres (647.6 sq. feet)

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

**GASCOIGNE
HALMAN**