



**GASCOIGNE  
HALMAN**

HORNSMILL WAY, HELSBY, FRODSHAM

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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.

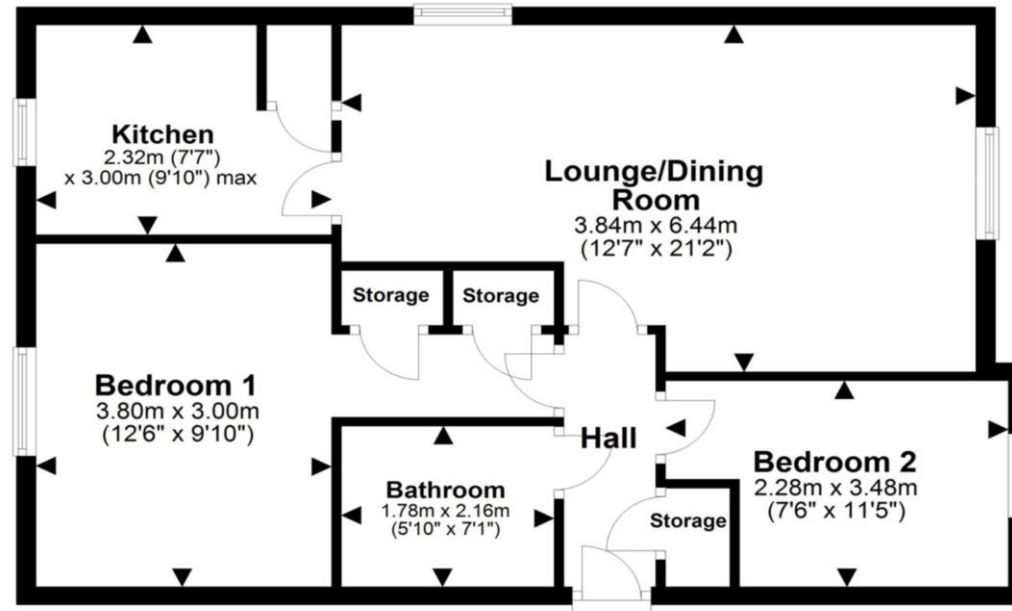
### EPC RATING

Awaited.



### First Floor Apartment

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



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

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#### FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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