



**GASCOIGNE  
HALMAN**

19 MERE VIEW, HELSBY, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## 19 MERE VIEW, HELSBY, FRODSHAM

**£130,000**

**A second floor apartment with modern, bright, easy to manage and economical to run accommodation enjoying views to Helsby Hill.**

This top floor apartment would be ideal for first time buyers or downsizers seeking an easy to manage home in a convenient, well connected area, close to local amenities and excellent transport links.





The property was built in 2006 as part of the popular Meres Edge development and occupies a position at the rear of the development. It is on the top floor of the building with light and bright accommodation and far reaching views to Helsby Hill and beyond. The property also benefits from access to a spacious loft storage area.

The layout includes an entrance hallway with entry intercom system, living room, fitted kitchen, two bedrooms and a bathroom. Gas central heating is installed and double glazing fitted throughout. There is allocated parking and ample visitor spaces.

### LOCATION

The property forms part of a popular development in Helsby and is well placed within walking distance 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 & SERVICE CHARGE

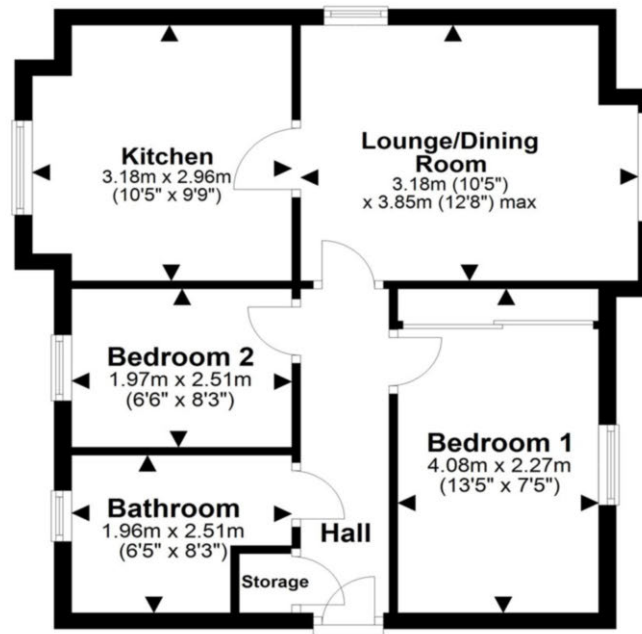
The property is leasehold for the residue of an initial 120 year term from 2005. No ground rent is payable but this will be verified by solicitors. A service charge of £1098 per year is payable. This cover maintenance of the communal areas and grounds, external building maintenance and a contribution to a reserve fund.

### COUNCIL TAX

Band A. Cheshire West & Chester.

### Top Floor Apartment

Approx. 46.9 sq. metres (505.3 sq. feet)



Total area: approx. 46.9 sq. metres (505.3 sq. feet)

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