



**GASCOIGNE  
HALMAN**

27 LINCOLN COURT, LOWER ROBIN HOOD LANE,  
HELSBY, FRODSHAM

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THE AREAS LEADING ESTATE AGENT



| £85,000

**A first floor retirement apartment occupying a prime position within this popular development enjoying views over the gardens. Available to those over the age of 60, the property offers a comfortable, affordable and easy to manage home in a great setting.**

This apartment has a light and bright interior that includes a good sized living room, modern re-fitted kitchen, two bedrooms and a shower room. It comes with plenty of storage having two built in cupboards and fitted furniture in the larger bedroom. For the use of all residents is a residents lounge for social gatherings and events, a well equipped laundry room and an on-site caretaker.

There are access doors to the front and rear of the building with secure entry intercom systems and lift access to all floors.

## LOCATION

Lincoln Court is well placed in the centre of Helsby and ideal for access to a range of local services. Helsby Community Centre, Library and doctors surgery are nearby. There are local shops within reach including a Tesco supermarket and a

parade of shops within level walking distance. Bus services run along Chester Road to Chester and Warrington plus Helsby Rail Station offers regular services to Chester, Manchester and beyond.

## TENURE AND SERVICE CHARGE

The property is Leasehold for the residue of an initial 999 year term from 1989. No ground rent is payable. The freehold interest is owned by Helsby Lincoln Green Ltd, the shareholders of which are a collection of owner/occupiers of Lincoln Court. A service charge of £2554 per year is payable. This covers maintenance of the communal areas, lift and gardens, costs of the caretaker, building insurance and window cleaning. The service charge is reviewed annually. A charge is payable upon sale of 0.5% of the sale price for each year of ownership. This is paid to the reserve fund towards future capital expenditure needs.

## COUNCIL TAX

Band C. Cheshire West & Chester.

## EPC RATING

Current C.

## FRODSHAM OFFICE

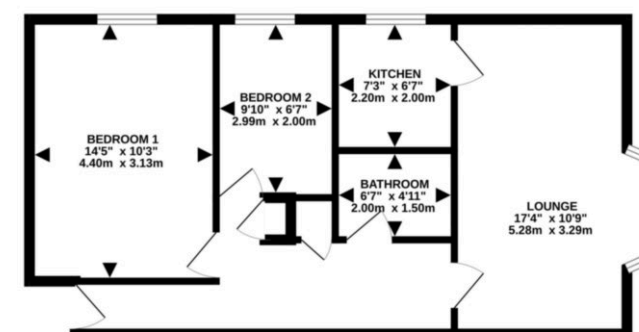
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GROUND FLOOR  
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.7 sq.m.) approx.  
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