



**GASCOIGNE
HALMAN**

9, ASHLEY COURT, CHAPELFIELDS, FRODSHAM

THE AREAS LEADING ESTATE AGENT



9, ASHLEY COURT, CHAPELFIELDS, FRODSHAM

Offers Over £200,000.00

A ground floor retirement apartment enjoying a prime position, set to the rear of this popular development with direct access onto the communal garden area. The property has been recently refurbished and is presented in first class order throughout.

The property is available to those aged 60 and over and it is designed to offer independent living within a secure environment. There is an on site manager who may be contacted from various points within each property in the case of an emergency. For periods when the manager is off duty there is a 24 hour emergency call system.





The layout of this property has been recently modified and it offers an entrance hall and a spacious open plan living room with high quality fitted kitchen. There is a door providing access to the gardens. There are two good sized double bedrooms, each with fitted quality furniture and a bathroom with a modern suite. There are double glazed windows and modern electric heaters are installed. There is a well equipped laundry for the use of all residents plus a guest bedroom that can be booked in advance for visitors.

There are lovely gardens to the rear for the use of all residents. Car parking is also available.

TENURE AND SERVICE CHARGE

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years of age.

The property is leasehold for the remainder of a 125 year term that started in 1999. Ground rent of £700 per year.

A service charge of approximately £2500 every six months is payable to cover the costs of the house manager, building insurance, maintenance of the communal areas, lift, gardens and the exterior of the building.

LOCATION

Ashley Court is situated just off Main Street in the centre of Frodsham. This location offers convenient, almost level access to a wide range of shops and services. There are bus and train services from Frodsham to many parts of the North West.

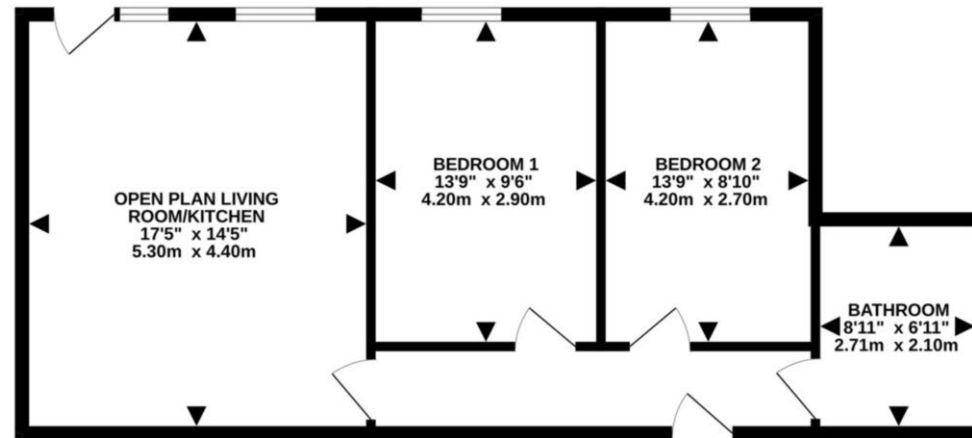
COUNCIL TAX

Band C.

EPC RATING

Awaited.

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FRODSHAM OFFICE

01928 739777

frodsham@gscoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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