



**GASCOIGNE
HALMAN**

26 MERE PLACE, ARBOUR WALK, HELSBY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



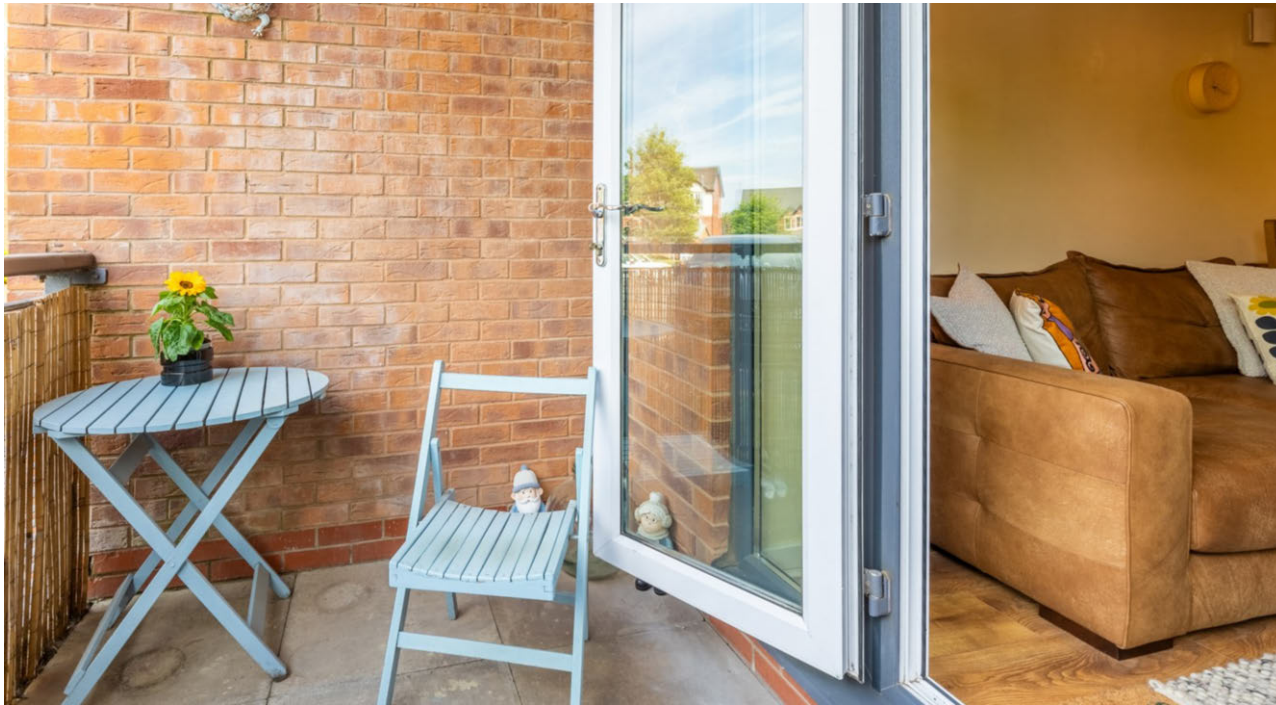
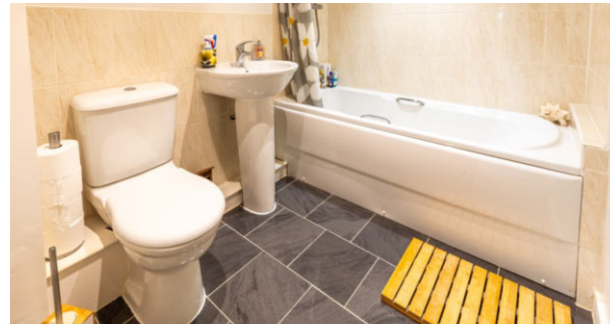
26 MERE PLACE, ARBOUR WALK, HELSBY, FRODSHAM

£140,000

A spacious ground floor apartment within a smart, popular development in a convenient area of Helsby. The tastefully presented accommodation benefits from two large bedrooms and a balcony.

An ideal opportunity for first time buyers or downsizers, this convenient ground floor apartment offers spacious and well planned accommodation. It includes a communal hallway with entry intercom system, private hallway, a large open plan living room/kitchen with fitted cabinets and doors opening onto the balcony. There are two good sized double bedrooms, an en-suite shower room and separate bathroom.





Double glazed windows are fitted and a gas fired central heating system is installed. Allocated and visitor parking spaces. Communal gardens. Viewing is essential.

LOCATION

The property forms part of the popular Mere's Edge development in Helsby and is well placed for access to a range 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.

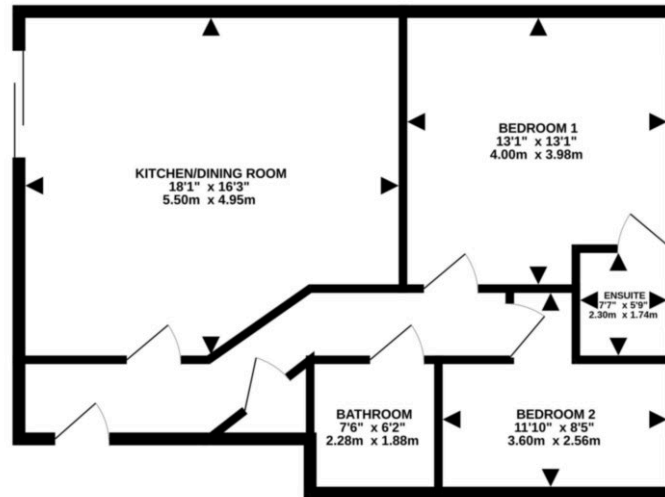
TENURE AND SERVICE CHARGE

The property is leasehold for the remainder of a 125 year lease that started in 2007. Ground rent of £300 per year is currently payable. A service charge of £1388 per year is payable to cover maintenance of the grounds, communal areas and exterior of the building plus building insurance. These details will be verified by the sellers solicitor.

EPC RATING

Awaited

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 637 sq.ft. (59.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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