



**GASCOIGNE
HALMAN**

MERE RISE, ARBOUR WALK, HELSBY

THE AREAS LEADING ESTATE AGENT



| A STYLISH TOP FLOOR APARTMENT WITH
LOVELY BALCONY VIEWS

MERE RISE, ARBOUR WALK, HELSBY

Offers Over £145,000

A stylish and spacious top floor (second floor) apartment within South facing balcony views set within a smart, popular development in a convenient area of Helsby.

Offered at a competitive asking price and with no onward chain, the sale of this spacious apartment is a great opportunity for first time buyers and downsizers alike.

The accommodation is well designed, enjoys excellent natural lighting and open views from the sunny balcony. The open plan living room/kitchen is a great size and is fitted with modern kitchen units and will be sold with appliances included.





There are two large double bedrooms, an en-suite shower room and separate bathroom. There are double glazed windows and gas fired central heating is installed.

Allocated parking is situated just outside the main entrance door and there are visitor spaces available together with communal garden areas and bin storage.

LEASE AND SERVICE CHARGE

The lease started in 2007 and has a remaining term of 108 years. A variable ground rent is payable. A ground rent is currently payable although a lease extension has been applied for. This will add a further 90 years to the length of the lease and the ground rent will reduce to zero.

A service charge of £1150 per year is currently payable to cover building insurance, maintenance of the exterior of the building, the communal areas and garden.

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.

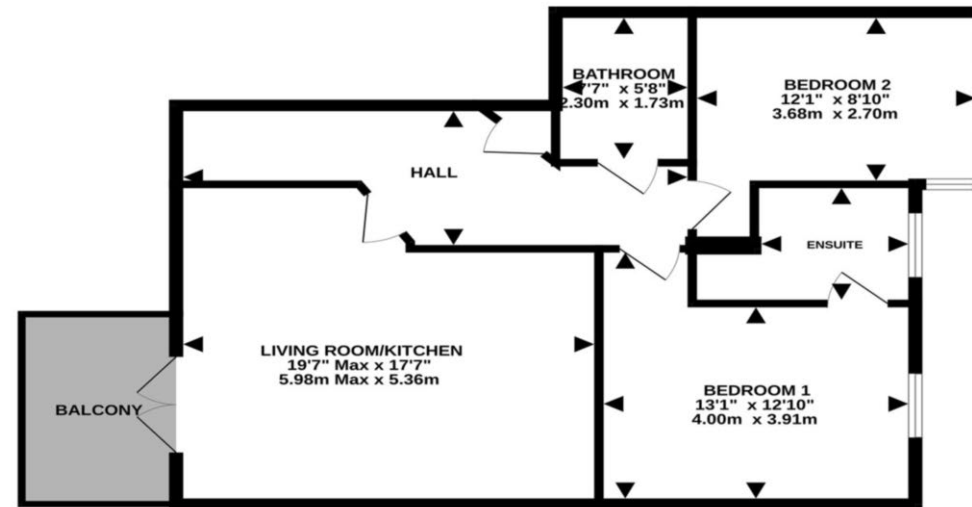
COUNCIL TAX

Band B. Cheshire West & Chester

EPC RATING

Current B.

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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