



**GASCOIGNE
HALMAN**

14 THE WINDINGS, CABLE DRIVE, HELSBY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



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£82,500

An immaculately presented ground floor retirement apartment overlooking the gardens of this exclusive, stylish modern development, designed to offer an independent, secure and comfortable lifestyle to those aged 55 and over.

The apartment enjoys views over the gardens and has a door opening directly on to this lovely space. This area is for all residents to enjoy and attracts afternoon sunshine.

The accommodation consists of a spacious lounge/dining area, a quality kitchen with built in appliances, a good sized double bedroom, a wet room with shower and there is also a useful storage/utility area off the entrance hallway.





DESCRIPTION

The development benefits from a combined heat system and the cost of the utilities is included within the service charge. The Windings offers a range of facilities for residents and their visitors to enjoy. This includes a communal lounge, landscaped communal gardens and activity rooms. The on site bistro is not currently open but it is hoped that a new operator can be found. Car parking is available to the rear of the building.

LOCATION

The Windings stands in communal gardens and grounds with a paved seating area and flower beds. There is parking available for residents and visitors. Helsby offers a range of local services with a Tesco supermarket nearby. The market town of Frodsham is only a few miles away with a wide variety of shops and facilities. Road, rail and motorway networks provide links to many parts of the North West and beyond.

LEASE AND SERVICE CHARGE

The property is leasehold for the residue of an initial 125 year term from April 2015. Ground rent is included in the service charge. The service charge is approximately £111.24 per week (24/25). This covers maintenance of the building, grounds and communal areas, utility costs and building insurance. Buyers must meet eligibility criteria and complete an assessment with the management company, Your Housing Group.

COUNCIL TAX

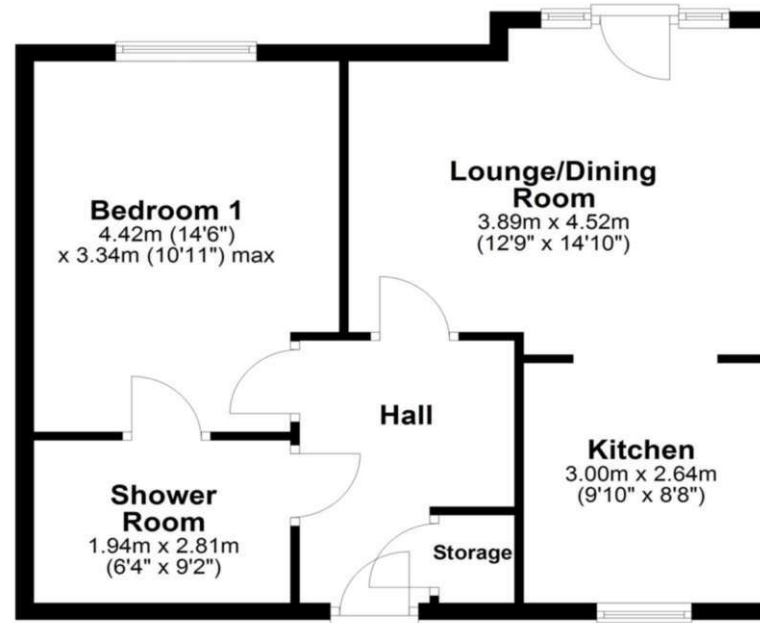
Band A. Cheshire West & Chester.

EPC RATING

Current C.

Ground Floor

Approx. 53.0 sq. metres (570.3 sq. feet)



Total area: approx. 53.0 sq. metres (570.3 sq. feet)

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