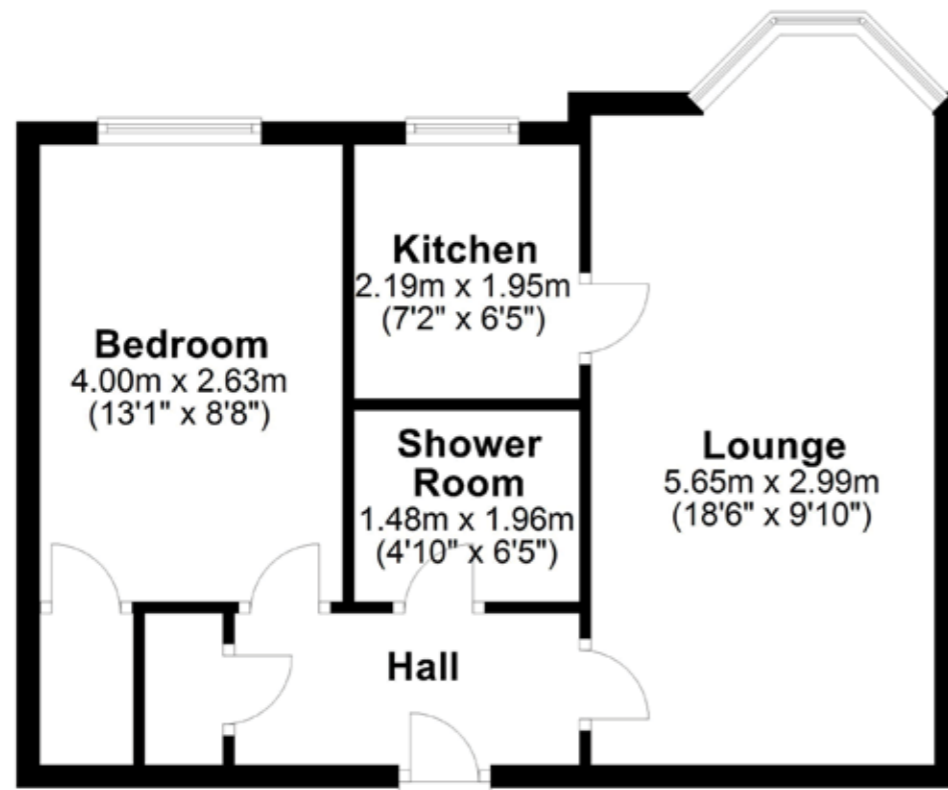


18 LINCOLN COURT
Lower Robin Hood Lane
Frodsham
£75,000

Ground Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



Total area: approx. 42.6 sq. metres (458.7 sq. feet)



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Frodsham

Pollard Buildings, 1b Church Street, FRODSHAM, WA6 7DW

01928 739777 frodsham@gascoignehalman.co.uk

gascoignehalman.co.uk



A first floor purpose built retirement flat forming part of a popular development, situated within walking distance of Helsby village centre with a variety of shops and other amenities on the doorstep.

GASCOIGNE HALMAN

- First Floor Retirement Apartment
- Available to Those Aged 60 and Over
- Easy to Manage and Economical to Run

- Close to Local Facilities
- Communal Residents Facilities
- EPC Rating - Current B

£75,000

18 LINCOLN COURT
Lower Robin Hood Lane, Frodsham



DESCRIPTION

The property is available to those aged 60 and over and offers modern and low maintenance accommodation with the added benefit of a communal residents lounge, well equipped laundry room and an on-site caretaker. There are access doors to the front and rear of the building, the front has an intercom system and there is a lift which can access each individual floor. The apartment has an entrance hallway, lounge, fitted kitchen, double bedroom and bathroom. There are double glazed windows and electric heating is installed. There are communal gardens and parking spaces for the residents use.

LOCATION

Lincoln Court is well placed for access to a range of local services with Helsby Community Centre, Library and doctors surgery close by. There are local shops within walking distance including a Tesco supermarket. Bus services run along Chester Road to Chester and Warrington plus Helsby Rail Station offers regular direct services to Chester, Warrington, Liverpool and Manchester.

DIRECTIONS

From the centre of Frodsham, proceed along Main Street, A56 heading towards Chester. Continue onto Chester Road and follow past Helsby High School. Pass through Helsby until turning right into Lower Robin Hood Lane. Lincoln Court is on the left hand side. Access to the building is at the rear.

TENURE

Leasehold. Details to be confirmed.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Band B. Cheshire West and Chester.

VIEWING

Viewing is by appointment with the selling agents - 01928 739777

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

GASCOIGNE HALMAN