



**GASCOIGNE
HALMAN**

LINCOLN COURT, LOWER ROBIN HOOD LANE,
HELSEBY

THE AREAS LEADING ESTATE AGENT



LINCOLN COURT, LOWER ROBIN HOOD LANE, HELSBY

£75,000

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.





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.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

COMMUNAL HALL/LIFT TO ALL FLOORS

COMMUNAL FACILITIES

There is a residents lounge where social gatherings take place plus a well equipped laundry.

ENTRANCE HALL

LIVING ROOM

5.65m(18'6") x 2.99m(9'10")

KITCHEN

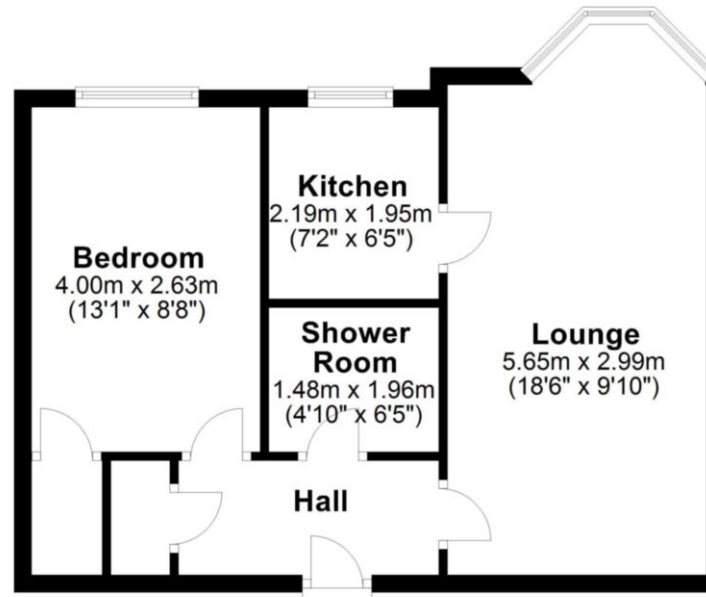
2.19m(7'2") x 1.65m(5'5")

BEDROOM 1

4.00m(13'1") x 2.63m(8'8")

Ground Floor

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



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

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