



Frodsham Branch

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Pollard Building,
Church Street

Frodsham

WA6 7DW

19 Mere House, Helsby



Offers in Region of £135,000

Ref: 807548

- **Smart, Modern Top Floor Apartment**
- **Two Double Bedrooms and Two Bathrooms**
- **EPC Rating - Current C**
- **Private Balcony with Sunny Aspect**
- **Allocated Parking**

A very spacious top floor (second floor) apartment within a smart, popular development in a convenient area of Helsby. The tastefully presented accommodation enjoys a sunny aspect and lovely views from it's private balcony.

The well planned accommodation includes a communal hallway with entry intercom system, private hallway, a large open plan living room/kitchen with doors opening onto balcony and a fitted range of quality units. Two good sized double bedrooms, an en-suite shower room and separate bathroom. There are double glazed windows and a gas fired central heating system is installed. Allocated and visitor parking spaces. Communal gardens including nature pond with deck seating area. 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.



DIRECTIONS

From the centre of Frodsham, proceed along Main Street, A56, and follow into Chester Road. Continue to Helsby and past Helsby High School. Follow Chester Road through the village. Turn right at the traffic lights into Mere's Edge. Bear left at the roundabout and first left again into Arbour Walk.

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 £100 per month 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.

SECOND FLOOR

Entrance Hall

Living/Kitchen//Dining Room

17'9 (5.42m) x 16'3 (4.95m)



Balcony



Bedroom 1

12'11 (3.93m) x 12'10 (3.9m)



En Suite

5'8 (1.72m) x 4'8 (1.42m)



Bedroom 2

12'1 (3.68m) x 11'11 (3.62m)



Bathroom

7'5 (2.27m) x 5'8 (1.73m)



Communal Gardens



Council Tax
Band B. Cheshire West & Chester.

EPC rating
Current C

