

Lincoln Court, Lower Robin Hood Lane, Helsby WA6 0BW



Entrance

Front entrance door leads to:-Hall with walk on cupboard.

Lounge

10' 9" to front bay x 18' 7" to bay (3.28m to front bay x 5.66m to bay)

Bay window to front and electric storage heater.

Kitchen

6' 5" x 7' 1" (1.96m x 2.16m)

Window to front, built-in wall and base units with worktops incorporating stainless steel sink unit, electric hob built-in oven to splashback areas.

Bedroom

13' x 8' 9" (3.96m x 2.67m) Window to front, built-in cupboard.

Shower Room

Presented in white with suite comprising shower cubicle, vanity wash and basin and flush WC. Tiled walls.

Outside

Outside communal gardens car park with ample parking available on an un-allocated ad hoc basis.

Entrance

Front entrance door to Hall with walk-in cupboard.





Welcome to

Lincoln Court, Lower Robin Hood Lane, Helsby

- Purpose built retirement apartment
- One bedroom accommodation
- First floor location
- Communal resident's lounge
- Ample parking (unallocated)

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Oct 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

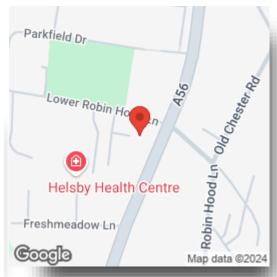
£50,000

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Property Ref: FRM109006 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property





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