



**GASCOIGNE  
HALMAN**

COBAL COURT, CHURCHFIELD ROAD, FRODSHAM, AN  
END TOWNHOUSE FOR THOSE AGED 55 AND OVER

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THE AREAS LEADING ESTATE AGENT





## COBAL COURT, CHURCHFIELD ROAD, FRODSHAM, AN END TOWNHOUSE FOR THOSE AGED 55 AND OVER

**Offers Over £150,000**

**An end townhouse in a sought after and convenient position, forming part of a small courtyard of homes for those aged 55 and over.**

Cobal Court is a development of houses and apartments providing independent living and an easy to manage lifestyle option for those aged over 55 years.

This property is offered for sale with no onward chain and offers potential for cosmetic updating, reflected in a competitive asking price. The accommodation layout includes an entrance porch, lounge/dining room, kitchen and a cloakroom/WC. To the first floor are two bedrooms and a bathroom.





## DESCRIPTION

There are double glazed windows and electric heaters. Parking is available to the front of the house and there are communal garden areas for use by residents.

## LOCATION

Cobal Court is a sought after residential courtyard style development. The attractively designed properties enjoy a secluded position, within walking distance from the centre of Frodsham. A wide range of shops and local facilities are available nearby and Frodsham offers a range of leisure activities for all age groups. The road, rail and motorway networks allow access to many parts of the North West.

## LEASE AND SERVICE CHARGE

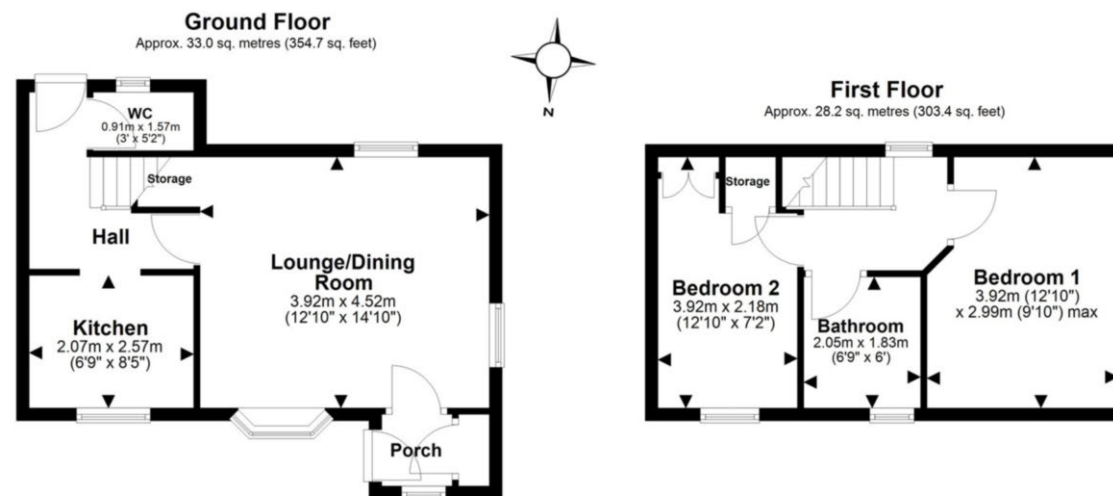
The property is Leasehold. The lease started in 1989 and runs for 125 years, until 2114. Ground rent is payable of £256 per year. A service charge currently of £1768 per year is payable to cover building insurance, window cleaning, upkeep and maintenance of the communal areas and a contribution to a reserve fund.

## COUNCIL TAX

Band C. Cheshire West & Chester.

## EPC RATING

Current E.



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.

## FRODSHAM OFFICE

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