



**GASCOIGNE
HALMAN**

BRIDGEWATER CLOSE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



BRIDGEWATER CLOSE, FRODSHAM

£145,000

A well presented ground floor apartment situated within a popular development, convenient for access to the centre of Frodsham and local facilities.

The accommodation offers convenience and comfort, suitable for first time buyers and downsizers. The accommodation briefly includes a communal hallway with intercom entry system, private hall, lounge, fitted kitchen/breakfast area with built in oven, hob and extractor hood. The main bedroom has built in wardrobes and an en-suite shower room, second double bedroom and bathroom. Double glazed windows and electric heating. Allocated parking space.



DESCRIPTION

LOCATION

The property enjoys a convenient position within easy reach of the centre of Frodsham which offers a wide range of shops, bars and restaurant. 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 runs from 1st August 2005 for 125 years. Ground rent is currently £350 per year. A service charge of £1044 per year is payable in installments. This includes maintenance of the building exterior, communal areas and gardens and building insurance.

COUNCIL TAX

Band B, Cheshire West & Chester.

EPC RATING

Current C

Ground Floor

Approx. 64.2 sq. metres (691.0 sq. feet)



Total area: approx. 64.2 sq. metres (691.0 sq. feet)

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