



**GASCOIGNE
HALMAN**

68 THE WINDINGS, CABLE DRIVE, HELSBY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



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£115,000

A luxury retirement apartment forming part of this exclusive, high quality purpose built development providing independent living for those aged 55 and over.

The apartment has a private balcony overlooking the front of the property and with views to Helsby Hill beyond. A secure entrance with intercom system allows access to a spacious foyer with reception desk. There is an on site bistro and a lift to each floor. The accommodation consists of a spacious lounge/dining area, a high quality kitchen with built in appliances, a good sized double bedroom, a wet room with shower and there is also a useful storage/utility area off the entrance hallway. The development benefits from a combined heat system and the cost of the utilities is included within the service charge. The Windings offers a range of high-quality facilities for residents and their visitors to enjoy including an on site bistro, a hairdressers and beauty salon, a communal lounge, landscaped communal gardens and activity rooms. Car parking is available to the rear of the building.





LEASE AND SERVICE CHARGE

The property is leasehold for the residue of an initial 125 year term from April 2015. Ground rent is included in the service charge. The service charge is approximately £121.75 per week (26/27). This covers maintenance of the building, grounds and communal areas, utility costs and building insurance. Buyers must meet eligibility criteria and complete an assessment with the management company, Your Housing Group.

LOCATION

The Windings stands in communal gardens and grounds with a paved seating area and flower beds. There is parking available for residents and visitors. Helsby offers a range of local services with a Tesco supermarket nearby. The market town of Frodsham is only a few miles away with a wide variety of shops and facilities. Road, rail and motorway networks provide links to many parts of the North West and beyond.

DIRECTIONS

From the centre of Frodsham, travel along Main Street, A56, and follow onto Chester Road. Continue to Helsby and past Helsby High School. Follow Chester Road through the village. Upon reaching the traffic lights at Tesco, turn right into Meres Edge. Bear left at the first roundabout and The Windings will be seen on the right hand side.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

SECOND FLOOR

ENTRANCE HALL

3.36m(11'0") x 2.37m(7'9")

LIVING/DINING ROOM

4.48m(14'8") x 4.12m(13'6")

BALCONY

KITCHEN

2.95m(9'8") x 2.62m(8'7")

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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