



**GASCOIGNE
HALMAN**

5 LINCOLN COURT, LOWER ROBIN HOOD LANE,
HELSEBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



5 LINCOLN COURT, LOWER ROBIN HOOD LANE, HELSBY, FRODSHAM

£75,000

A ground floor purpose built retirement apartment located within walking distance of local shops and amenities. Available to those over the age of 60 the apartment offers modern, low maintenance living and economical running costs.

The property offers well presented accommodation featuring modern kitchen and bathroom fittings and as such, it is ready for new owners to enjoy from day one





DESCRIPTION

The layout includes an entrance hallway, living room, fitted kitchen, double bedroom and a shower room.

There is a communal residents lounge where daily activities and social gatherings take place, a well equipped laundry room and an on-site caretaker. There are access doors to the front and rear of the building, the front has an intercom system and there is a lift which can access each individual floor. The apartment has double glazed windows and electric heating and has communal gardens for the residents use. There is also parking available for residents and visitors.

LOCATION

Lincoln Court is well placed for access to a range of local services with Helsby Community Centre, Library and doctors surgery close by. There are local shops within reach including a Tesco supermarket. Bus services run along Chester Road to Chester and Warrington plus Helsby Rail Station offers regular services to Chester, Manchester and beyond.

TENURE & SERVICE CHARGE

The property is Leasehold for the residue of an initial 999 year term from 2018. The owner of this property will also become a shareholder of the freehold management company. A service charge is payable and this is currently £2500 per year. It covers the cost of the upkeep of the building and grounds, the caretaker, maintenance and cleaning of communal areas, laundry and the residents lounge. It also covers building insurance. It is reviewed annually. It is a condition of the lease that the owner is 60 years of age or over and must occupy the property themselves.

COUNCIL TAX

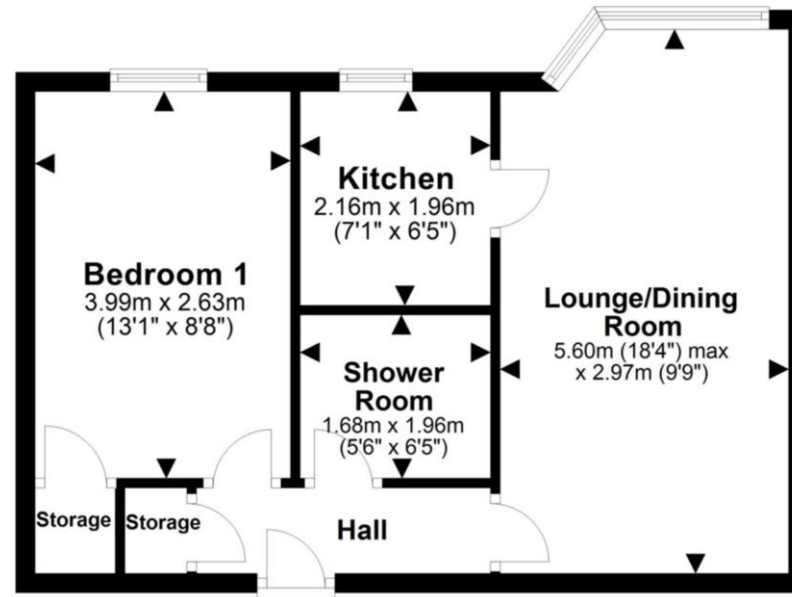
Band B. Cheshire West & Chester.

EPC RATING

Current D.

Ground Floor Apartment

Approx. 39.8 sq. metres (428.4 sq. feet)



Total area: approx. 39.8 sq. metres (428.4 sq. feet)

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

01928 739777

frodsham@gascoignehalman.co.uk

Pollards Building, Church Street, Frodsham, WA6 7DW

**GASCOIGNE
HALMAN**