



**GASCOIGNE  
HALMAN**

4 COBAL COURT, CHURCHFIELD ROAD, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## 4 COBAL COURT, CHURCHFIELD ROAD, FRODSHAM

**Offers in Excess of £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

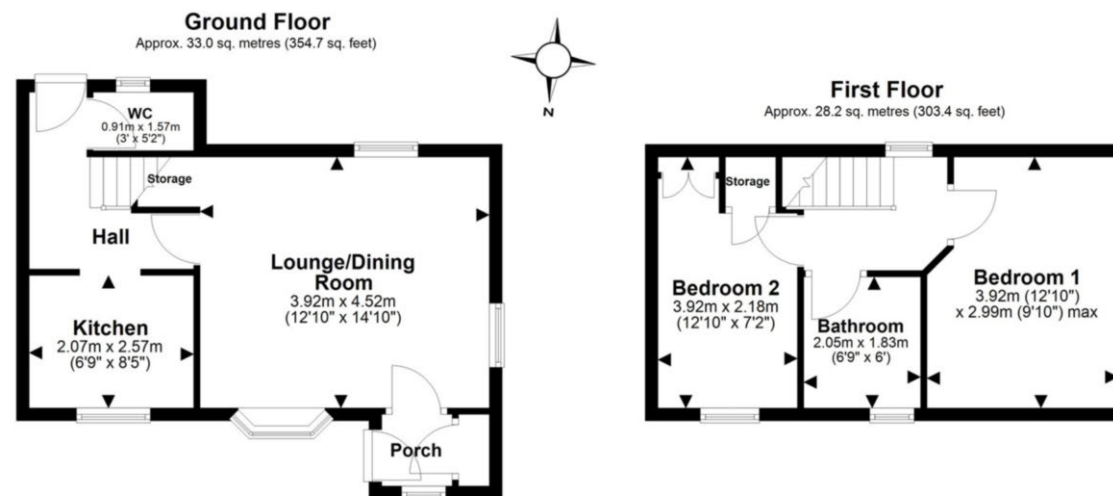
The property is Leasehold. The lease started in 1989 and runs for 125 years, until 2114. Ground rent is payable of £256 per year. A service charge currently of £1768 per year is payable to cover building insurance, window cleaning, upkeep and maintenance of the communal areas and a contribution to a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

## COUNCIL TAX

Band C. Cheshire West & Chester.

## EPC RATING

Awaited.



Total area: approx. 61.1 sq. metres (658.1 sq. feet)

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## FRODSHAM OFFICE

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