



12 Lincoln Court Lower Robin Hood Lane, Helsby

Frodsham

£82,500

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



12 Lincoln Court Lower Robin Hood Lane

Helsby, Frodsham

A comfortable, easy to manage home with security and convenience built in. This two bedroom apartment enjoys a prime position within this popular development, available to those aged 60 and over.

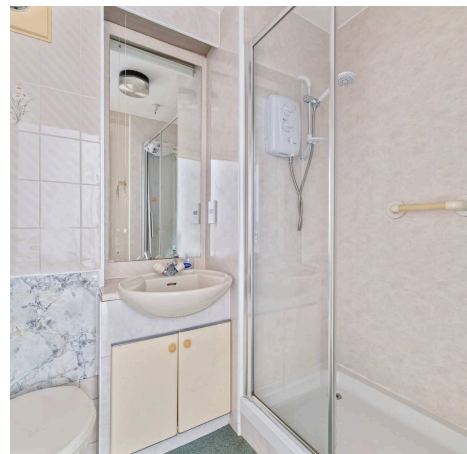
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Ground Floor Apartment for Those Aged 60 and Over
- Prime Position on Ground Floor
- Views Over Gardens
- Flexible Two Bedroom Layout
- Excellent Residents Facilities
- Very Convenient Position, close to Bus Stop and Train Station



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Lincoln Court has proved to be extremely desirable over the years thanks to the excellent facilities on offer. There is an on site caretaker, 24 hour careline support, laundry room, a smart social lounge and communal gardens for residents to enjoy. There is ample on site parking for residents and visitors.

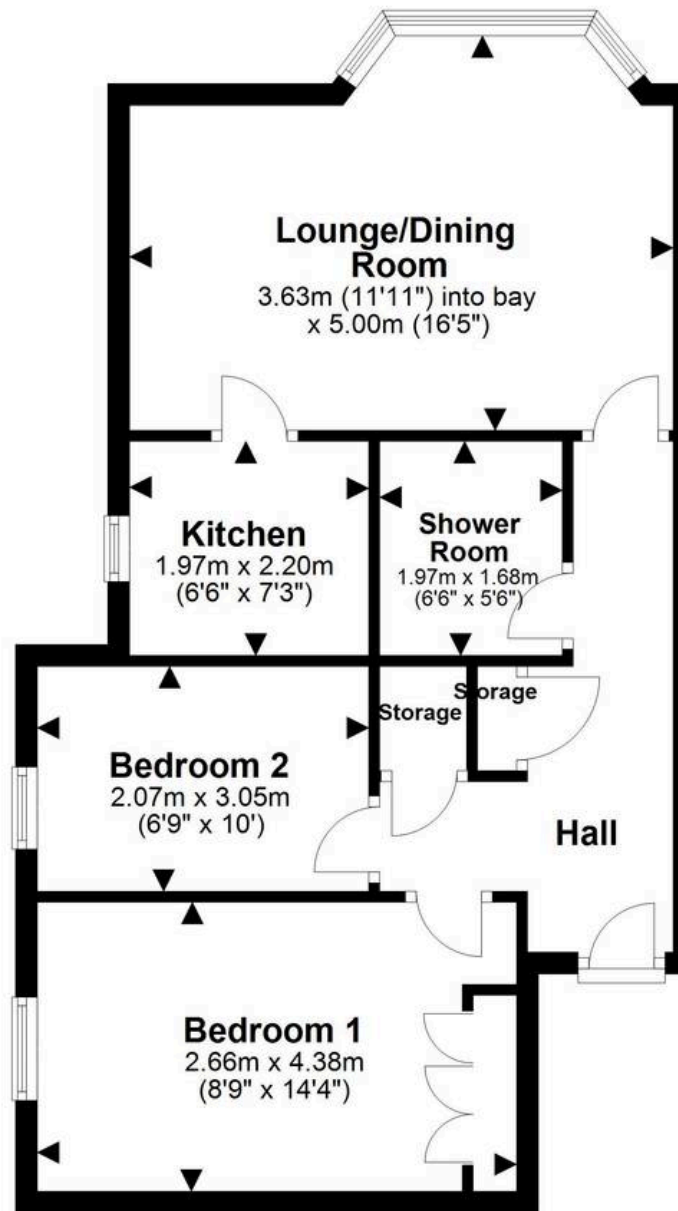
The ground floor apartment itself enjoys an excellent position, on the sunny side of the building, with lovely views over the gardens. There is a well proportioned living room with a bay window to the side. The kitchen is fitted with a range of modern storage cabinets, two bedrooms provides flexibility for one to be used as a dining room and for visiting guests. There is a shower room and two useful built in storage cupboards. There are off peak storage heaters and additional electric heaters. Parking is available for residents and visitors.

The property is leasehold for the remaining period of an initial 999 year lease from 1990. The lease runs until October 2989. No ground rent is payable and the owner of this apartment will become a shareholder in the freehold owning management company. The service charge is currently £3000 per year. This includes building insurance, maintenance, cleaning and upkeep of the exterior of building, lift, all internal and external communal areas and the gardens. The property and grounds are extremely well maintained and for additional peace of mind, an on site caretaker is available most days to ensure everything runs smoothly.



Ground Floor

Approx. 52.2 sq. metres (562.3 sq. feet)



Total area: approx. 52.2 sq. metres (562.3 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.



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