



£140,000

Viewing: By appointment through agent



**68 The Windings  
Frodsham  
WA6 0FP**

**01928 739777**

[frodsham@gascoignehalman.co.uk](mailto:frodsham@gascoignehalman.co.uk)  
[www.gascoignehalman.co.uk](http://www.gascoignehalman.co.uk)

- Second Floor Retirement Apartment
- High Quality Accommodation
- Balcony with Views to Helsby Hill
- Spacious Interior
- EPC Rating - Current B



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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 £85 per week (21/22). 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** 11'0 (3.36m) x 7'9 (2.37m)



**Living/Dining Room** 14'8 (4.48m) x 13'6 (4.12m)



**Balcony**



**Kitchen** 9'8  
(2.95m) x 8'7  
(2.62m)



**Bedroom** 14'3  
(4.35m) x 11'0  
(3.36m)



**Wet Room** 9'1 (2.76m) x 9' (2.74m)



**Communal Gardens**



**Council Tax**  
Band A, Cheshire West & Chester.

**EPC Rating**  
Current B

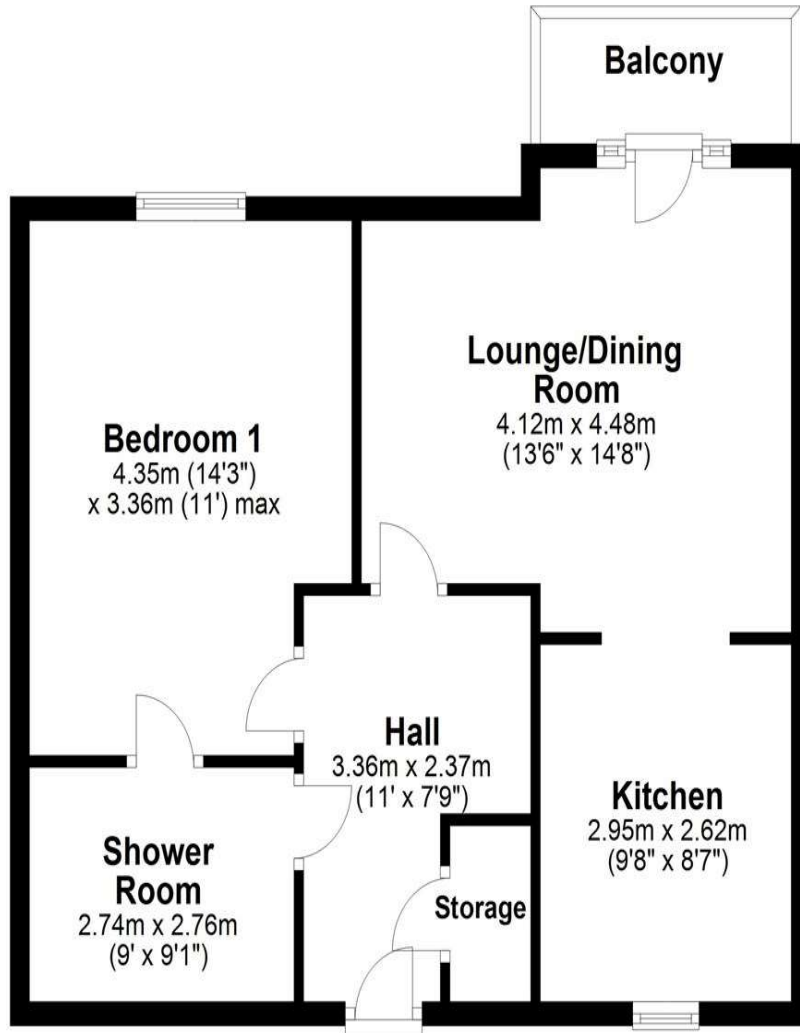
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	82	82	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Top Floor Apartment

Approx. 52.9 sq. metres (569.6 sq. feet)



Total area: approx. 52.9 sq. metres (569.6 sq. feet)

These particulars have been provided to give a fair overall view of the property. They should not be considered confirmation of the property's structural condition. Descriptions are given as option, not as statement of fact and measurements are approximate, as a guide only.

