

36 KINGSWOOD PARK

KINGSWOOD



Located in a sought-after quiet development on the edge of Delamere Forest and set within 34 acres of exclusive grounds an immaculately presented and upgraded three-bedroom penthouse apartment with beautiful accommodation throughout. Two balconies offering an outstanding outlook, electric gated development entrance and designated parking.

Kingswood Park was developed by PJ Livesey and is positioned in the heart of the Cheshire Countryside with a gated entrance and a unique range of high quality housing. Kingswood Park is set in 34 acres of private communal grounds with direct access into Delamere Forest and residents have the use of its own communal Tennis Courts. Kingswood Park is conveniently located to Liverpool and Manchester International Airports and to the M56 motorway that offers excellent transport links across the North of England and North Wales.



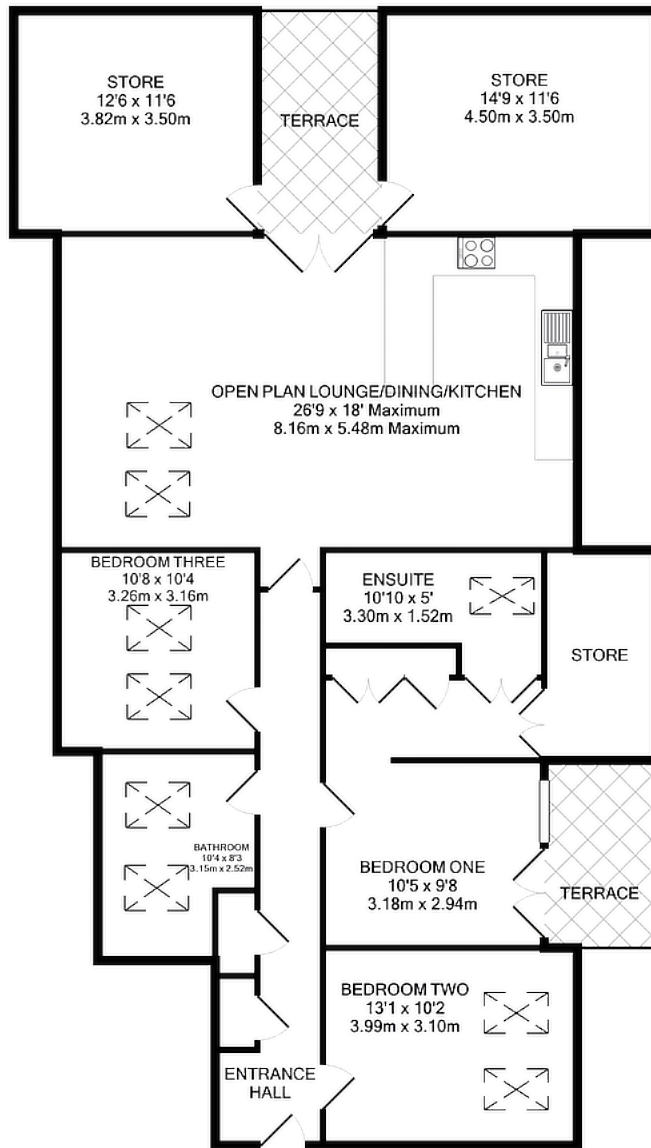
Entrance Hall
Open Plan Lounge Dining Kitchen
Bedroom One
Terrace
Dressing Area
En-suite
Bedroom Two
Bedroom Three
Bathroom











TOTAL APPROX. FLOOR AREA 1490 SQ.FT. (138.4 SQ.M.)

TENURE

Leasehold. The annual communal charge is £200 - Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band D.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes 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 Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.









36 Kingswood Park
Kingswood WA6 6EH

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG
01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ
01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk