



**GASCOIGNE
HALMAN**

DELAMERE HOUSE FLUIN LANE, FRODSHAM

THE AREAS LEADING ESTATE AGENT

| £165,000

LUXURY GROUND FLOOR APARTMENT

SOUGHT AFTER RESIDENTIAL AREA

WITHIN WALKING DISTANCE OF TOWN CENTRE

SPACIOUS AND WELL PLANNED LAYOUT

A spacious, well appointed ground floor apartment within this attractively designed exclusive high quality development set in a mature, popular residential position within easy reach of the centre of Frodsham.

The well planned accommodation layout includes an entrance hall with entry intercom system and useful built in storage. The large open plan lounge/dining room is located to the rear of the building and has an outlook onto the gardens. This connects to a fitted kitchen which includes a range of units and built in appliances. The bedroom is a really good sized double and there is a bathroom with quality suite and wall tiling. The property has double glazed windows and a gas fired central heating system is installed. There are communal gardens and ample parking is available for residents and visitors.

LOCATION

Delamere House stands in a mature garden setting in one of the most sought after areas of Frodsham. Set well back from Fluin Lane, there are communal gardens for the use of residents together with bin and bicycle storage areas. The centre of Frodsham is within walking distance with a wide

range of shops and local facilities. The road, rail and motorway networks allow daily commuter access to the regions commercial centres. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester. Both Liverpool and Manchester airports can be reached within 30 minutes.

DIRECTIONS

From the centre of Frodsham, proceed up Church Street, B5152, and follow into Red Lane. Turn left onto Fluin Lane. Delamere House is on the right hand side.

TENURE

The property is Leasehold for the remainder of an initial 999 year terms from January 2005. Ground rent of £150 per year is payable.

SERVICE CHARGE

A service charge of £1300 per year is payable (2022/23) to cover maintenance of the exterior of the building and communal areas and building insurance

COUNCIL TAX

Band B. Cheshire West & Chester.

EPC RATING

Current B

FRODSHAM OFFICE

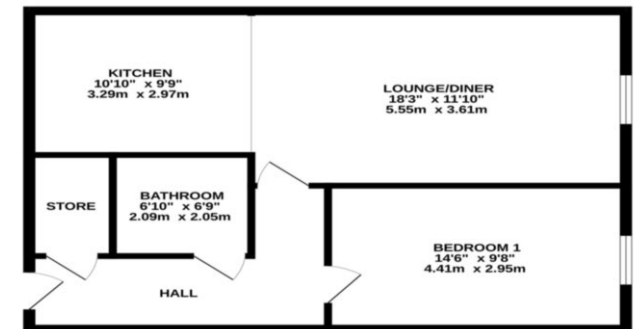
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GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq. ft. (58.0 sq.m.) approx.
*Where every attempt has been made to ensure the accuracy of the floor plan, the measurements shown are approximate and should not be used for legal purposes. The floor plan is intended to provide a general outline of the property and is not intended to be a precise representation of the property. The floor plan is not intended to be a precise representation of the property. The floor plan is not intended to be a precise representation of the property.

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