



**GASCOIGNE  
HALMAN**

KINGSWOOD PARK, KINGSWOOD, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





| A SMART, STYLISH MEZZANINE APARTMENT  
WITH TREE TOP AND FOREST VIEWS

## KINGSWOOD PARK, KINGSWOOD, FRODSHAM

**£159,950**

**A luxuriously appointed mezzanine apartment with a smart, stylish interior, occupying an enviable position with incredible treetop views.**

The property is situated on the top floor of this unique building, forming part of an exclusive gated development, set amidst 33 acres of woodland gardens, adjacent to Delamere Forest.



The property offers superbly presented accommodation with views over the grounds and surrounding forest. The interior is presented in excellent order throughout and provides easy to manage space which has been cleverly adapted to create useful storage and flexibility.



It is approached through a grand communal hallway with lift to all floors. On the top floor of the building, the accommodation includes an entrance all with cloakroom/W.C. The spacious open plan living room has a wide bay window, fitted shelves and a fitted Murphy concealed wall bed for visiting guests. The living room opens to a dining area and beyond to a well fitted kitchen. There are modern units and worktops with integrated hob, extractor hood, oven, fridge, freezer, dishwasher and washing machine. The mezzanine bedroom has a walk in wardrobe and a well fitted en-suite bathroom. There is an allocated parking space plus visitor spaces are available. There are storage areas available including a bike store.

### LOCATION

Kingswood Park is private, gated development of late Victorian former hospital buildings imaginatively converted by specialist developers, PJ Livesey. They have created a unique residential parkland estate, set in 33 acres of mature woodland grounds, amidst some of Cheshire's finest countryside, adjacent to Delamere Forest. This is a secure, gated community offering the benefits of a rural lifestyle, seclusion and privacy without isolation. There are beautiful woodland ground for residents to enjoy together with a communal tennis court. Frodsham is approximately 3 miles away with a good selection of shops, bars and restaurants. The road, rail and motorway networks allow access to many parts of the North West.

### TENURE AND SERVICE CHARGE

The property is leasehold for the residue of a 999 year term starting on 1 January 2007. Ground rent of £200 per year is payable. A service charge of £243 per month is payable to cover maintenance and repairs of the exterior of the building and communal areas, cleaning of communal areas and maintenance of the lift, upkeep of the grounds, cost and maintenance of the electric gates, water treatment plant, management fees and a contribution to a reserve fund.

### COUNCIL TAX

Band B. Cheshire West & Chester.

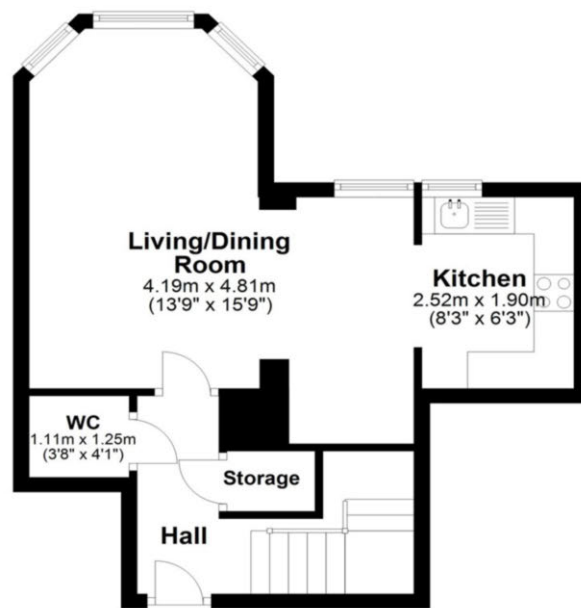
### EPC RATING

Awaited



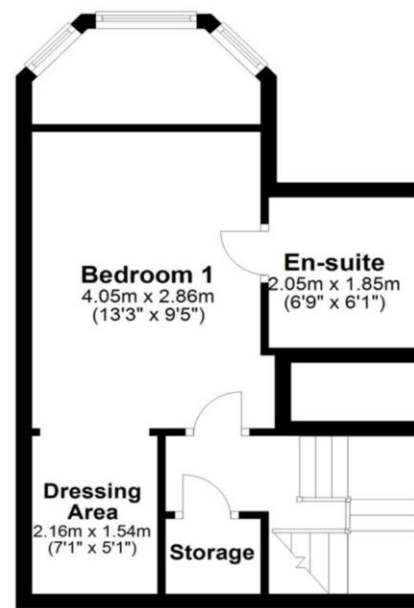
### Second Floor Apartment

Approx. 35.0 sq. metres (376.6 sq. feet)



### Mezzanine

Approx. 29.9 sq. metres (321.8 sq. feet)



Total area: approx. 64.9 sq. metres (698.5 sq. feet)

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### FRODSHAM OFFICE

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