



**GASCOIGNE  
HALMAN**

KINGSWOOD PARK, KINGSWOOD, FRODSHAM

---

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/WC. 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 £3545 per year 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 of the electric gates, water treatment plant, management fees and a contribution to a reserve fund.

### COUNCIL TAX

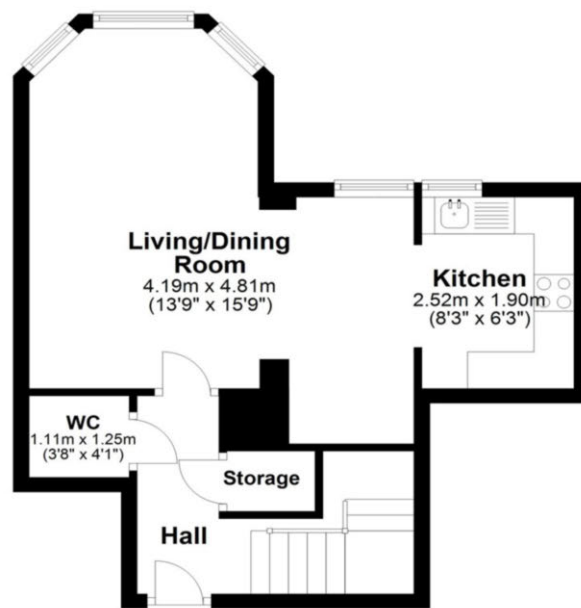
Band B. Cheshire West & Chester.

### EPC RATING

Awaited

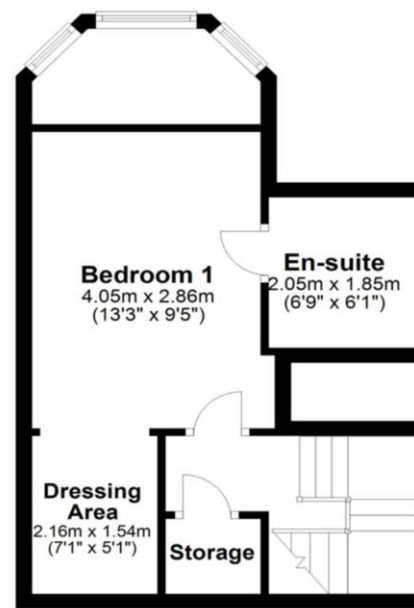
### Second Floor Apartment

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)

NOTICE Gascoigne Halman 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 Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

### FRODSHAM OFFICE

01928 739777

frodsham@gascoignealman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

**GASCOIGNE  
HALMAN**