



GASCOIGNE HALMAN

11 THE ROCK COURT, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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£395,000

A modern, stylish and well designed townhouse providing superbly presented and spacious accommodation in a secluded, gated courtyard position just a few minutes walk from the centre of Frodsham.

The house was designed by a renowned architect to provide a blend of bold design and contemporary aesthetics. The well planned and versatile accommodation extends to over 1750 sq ft (164 sq m). It is arranged over three floors and offers adaptable rooms and flexibility for home workers and growing families.

The ground floor includes a wide entrance hall with cloakroom/WC. The open plan kitchen/dining room has a range of quality units in a gloss white finish with quartz worktops and built in Neff appliances. There are double doors opening onto the rear garden allowing summer entertaining.

The first floor includes spacious and bright living room with a deep bay window to the front and a media wall with a realistic integrated electric fire. The main bedroom is also on the first floor and has doors opening to a Juliette balcony with panoramic views over The Mersey Estuary. This large double bedroom has a spacious en-suite shower room.





The second floor offers three further good sized bedrooms and a modern family bathroom. The rear bedroom also features double doors and a Juliette balcony.

Quality fittings are found throughout with solid wood floors to the hall and lounge, contemporary wood finish internal doors, Villeroy and Boch bathroom suites with Hansgrohe fittings and luxury tiling. A gas fired central heating/hot water system is installed.

There is an integral garage plus driveway parking and space for visitor parking. The rear garden has a paved patio area and a lawn beyond.

LOCATION

The Rock Court is a collection of just 12 smart and stylish homes completed in 2009. The secluded and secure gated courtyard is located just off High Street, just a short walk from the centre of Frodsham. The town offers a wide range of shops and facilities with national and independent retailers stores, cafes, bars and restaurants. The road, rail and motorway networks allow access to many parts of the North West with Chester, Warrington, Liverpool and Manchester all within daily commuting distance.

TENURE & SERVICE CHARGE

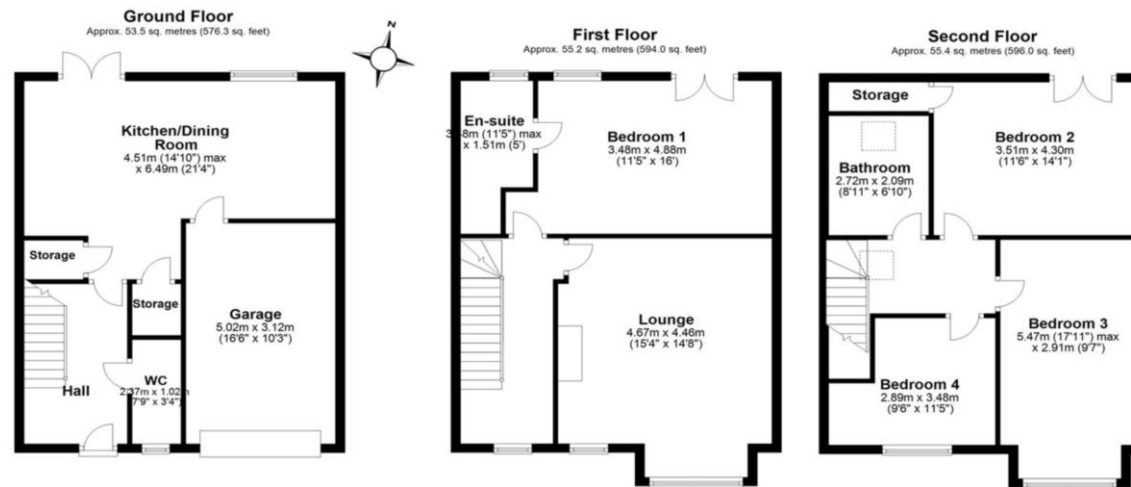
The property is leasehold for a term of 999 years from 1st January 2009. A variable ground rent is payable currently £150 per year. A variable service charge of £45.33 per month is payable. This covers the costs of the electric gated entrance and maintenance of the courtyard.

COUNCIL TAX

Band E. Cheshire West & Chester.

EPC RATING

Awaited.



Total area: approx. 164.1 sq. metres (1766.3 sq. feet)

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