



**GASCOIGNE
HALMAN**

33 KINGSWOOD PARK, KINGSWOOD, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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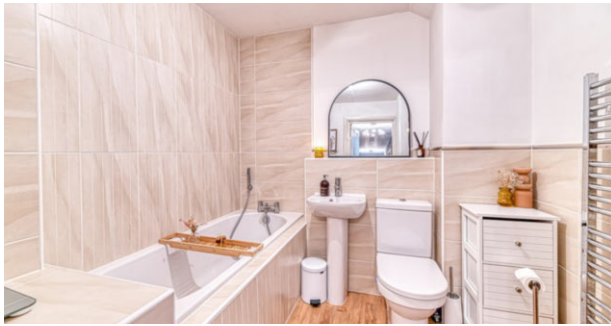
£240,000

A superbly presented first floor apartment within a grand and elegant Grade II listed building, forming part of the exclusive Kingswood Park estate, set in 33 acres of private grounds, adjacent to Delamere Forest.

The former hospital buildings are set in a private, gated wooded parkland setting, adjacent to Delamere Forest with residents able to enjoy the wonderful setting, direct access to the forest, a residents tennis courts and both cats and dogs are permitted.

The apartment is situated within an attractive building that was previously the nurses residence. It is approached through a grand hallway with an intercom entry system and a lift to all floors.





The private hallway offers excellent storage and leads to a spacious open plan lounge/dining room and kitchen. There are windows to two elevations allowing plenty of natural lighting with views to the forest. Double doors open onto a sunny balcony at the rear. The kitchen is has range of modern units plus a a range of built in appliances including a ceramic hob, extractor hood, built in oven, fridge/freezer, dishwasher and washing machine. There are two good sized double bedrooms, the main bedroom having a luxury en-suite shower room with a separate bathroom for the other bedroom. The property has electric central heating.

There are two allocated parking spaces and a number of visitor parking spaces. Extensive parkland grounds, woodland areas and open spaces surround the property plus a a tennis court is available for the private use by the residents.

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 remainder of an initial 999 year term from 2007. A ground rent of £200 per year is payable.

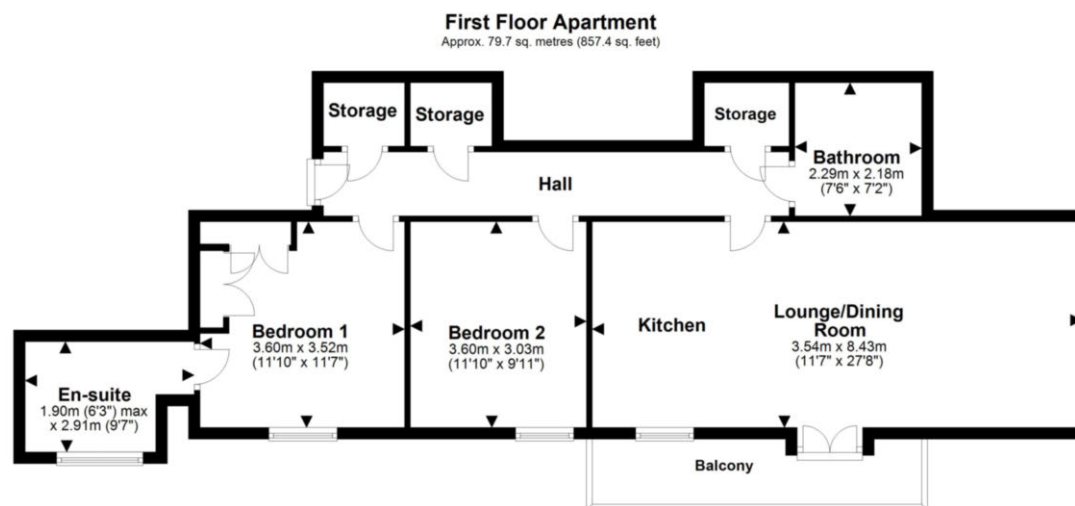
A variable service charge of £5052 per year (2024/2025) is payable for the maintenance of the building and the grounds.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Awaited



Total area: approx. 79.7 sq. metres (857.4 sq. feet)

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