



**GASCOIGNE
HALMAN**

69 KINGSWOOD PARK, KINGSWOOD, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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145,000.00

Gascoigne Hatman are delighted to offer this superb first floor apartment enjoying a prime position within this exclusive private development, with balcony views overlooking Delamere Forest.

Kingswood Park was created by the imaginative conversion of a late Victorian hospital into a collection of luxury apartments and homes. This apartment is within the largest building which is an architectural masterpiece of grand proportions.

The opportunity to purchase a grand home such as this in a unique woodland setting would usually be available at a significantly higher price. The estate itself has a gated entrance with intercom entry system.



DRAFT



A spacious communal hallway has a lift leading to all floors. This property is on the first floor and features a private hallway with useful built in storage. There is a large open plan living room with windows and a door opening onto the balcony. The kitchen is fitted with modern units and has a range of built in appliances.

There is a double bedroom and a modern bathroom with quality fittings.

There is an allocated parking space and ample visitor spaces. Communal storage areas and a secure bike store are available. Cats and dogs are welcome at Kingswood Park. There are woodland grounds extending to approximately 33 acres with woodland and an open meadow. There is a gate providing direct access to Delamere Forest which now has a visitor centre and cafe. A private tennis court is available for residents to use.

LOCATION

Kingswood Park is private, gated development of late Victorian former hospital buildings. It is a unique residential parkland estate, set in 33 acres of mature woodland grounds, amidst some of Cheshire's finest countryside, adjacent to Delamere Forest. There is access into the forest plus a recently built farm shop and cafe is within walking distance. This is a secure, gated community offering the benefits of a rural lifestyle, seclusion and privacy without isolation. 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 £200 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

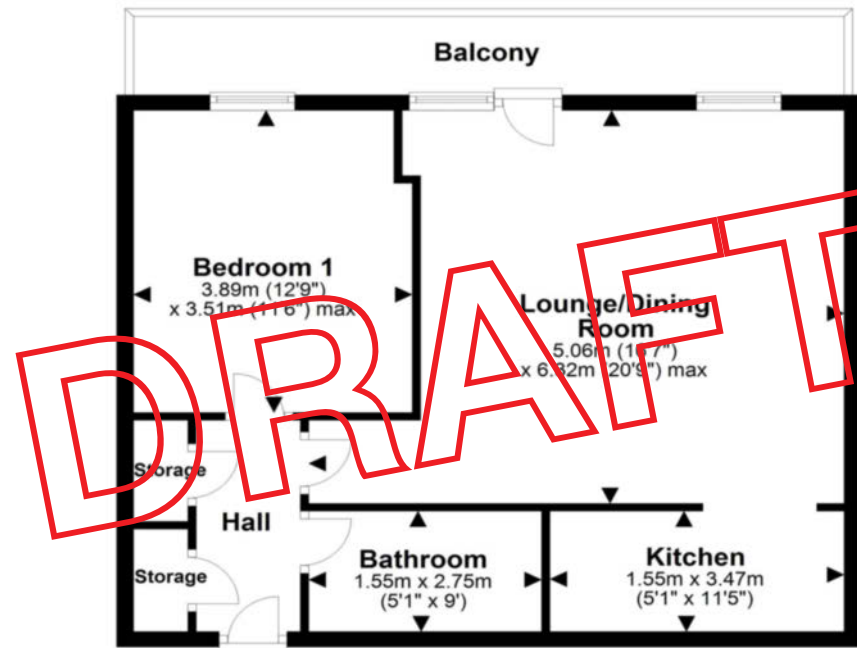
Band B. Cheshire West & Chester.

EPC RATING

Current B

First Floor Apartment

Approx. 57.1 sq. metres (615.1 sq. feet)



Total area: approx. 57.1 sq. metres (615.1 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.

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