



**GASCOIGNE
HALMAN**

TRINITY HOUSE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



TRINITY HOUSE, FRODSHAM

£315,000

A luxuriously appointed first floor apartment forming part of the unique and stylish Trinity House development. The apartment block is set within the nave of Trinity methodist Church and the historic local landmark spire.

This superior apartment building has a quality look and feel throughout. This is clearly evident from the moment you arrive. The entrance feels exclusive with plush carpets, oak doors and a lift leading to all floors. The apartment itself has been recently refurbished throughout creating a superb high calibre, low maintenance living environment.



The living room/dining area is a light, bright open plan space with windows to two sides plus French doors opening to a Juliette balcony at the rear with views to Frodsham Hill. The kitchen has been completely refitted with luxury cabinetry and high quality Neff appliances including induction hob, extractor and double ovens. There are two double bedrooms each with fitted wardrobes and a large study. There is an en-suite shower room and a separate shower room, both have been recently refitted. A useful utility room is located off the hall with space and plumbing for laundry appliances and additional storage.

Gas fired central heating is installed and there are double glazed windows fitted throughout.

There is an allocated undercroft parking space and additional visitor spaces are available. The development is framed by a communal courtyard garden, set within the walls of Trinity Church and including the 120' tall spire.

LOCATION

Trinity House apartments are within a superb development completed in 2005 by reputable local builders, Charter Homes. They created a mixture of luxury apartments and houses on the site of an historic Church, the spire of which remains as a focal point and local landmark. The property lies within a conservation area with a host of individual and architecturally interesting properties. The centre of Frodsham is a short walk away with a wide range of facilities plus shops, cafes, restaurants and bars. The road, rail and motorway networks allow access to the regions commercial centres.

LEASE AND SERVICE CHARGE

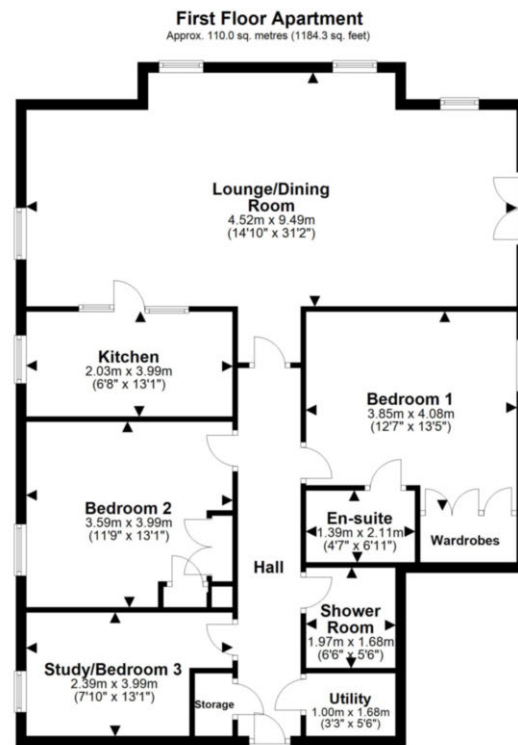
The apartment is Leasehold for the remainder of an initial 999 year term from January 2003. A current service charge of £142 per month is payable to cover the upkeep of the communal areas, exterior of the building, lift, gardens and building insurance. Owners become shareholders in the freehold management company.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current C



Total area: approx. 110.0 sq. metres (1184.3 sq. feet)

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