



**GASCOIGNE  
HALMAN**

BRIDGEWATER CLOSE, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## BRIDGEWATER CLOSE, FRODSHAM

**£140,000**

**This first floor apartment is ideal for those seeking an easy to manage, economical to run home in a quiet setting, less than half a mile from the centre of Frodsham**

Bridgewater Close is a collection of stylish homes built in 2005 by Redrow Homes. This apartment is tucked away to the rear of the development, away from the A56 and enjoying an outlook to the front over a small area of woodland that is part of Manor House Primary School.

The apartment is on the first floor with a secure, intercom controlled entrance and stairs leading to the entrance hall.





Internally, the well designed layout include a large open plan living room/kitchen with Juliette balcony at the front and a range of modern fitted kitchen units. There are two double bedrooms with the larger one having a built in wardrobe and an en-suite shower room and an additional spacious bathroom. There are double glazed windows and electric heaters are fitted.

There is an allocated parking space and visitor spaces available plus an are of garden for residents to enjoy.

### TENURE AND SERVICE CHARGE

The property is leasehold for the residue of a 125 year term from 1st August 2005. Ground rent of £200 per year is payable. A service charge of £247 per quarter is payable to cover maintenance of the building exterior and communal areas, building insurance and a contribution to a reserve fund.

### LOCATION

The property enjoys a convenient location within walking distance of the centre of the of Frodsham. The town combines the charm and appeal of village life, provides easy access to open countryside and is within commuting distance of the regions employment and business centres. The town has a wide range of shops, bars and restaurants and an historic street market is held each Thursday. An artisan producers market is also held monthly.

### COUNCIL TAX

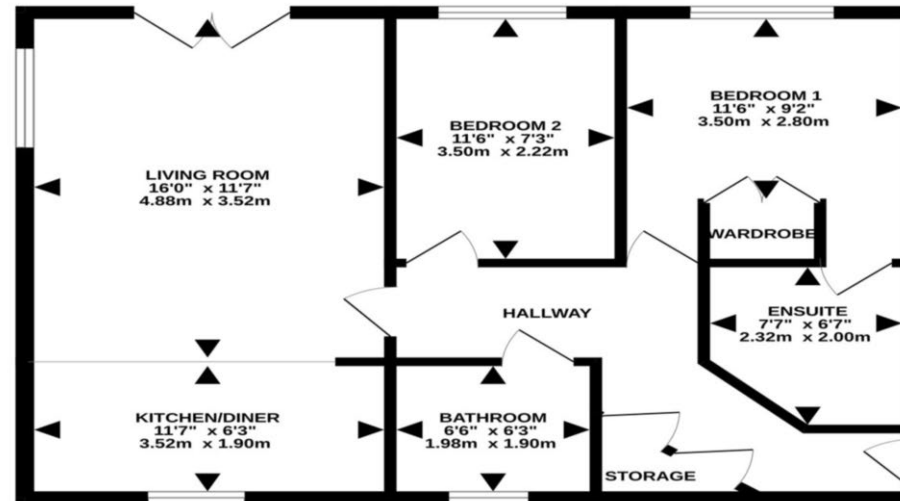
Band B. Cheshire West & Chester.

### EPC RATING

Current B.

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FIRST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 623 sq.ft. (57.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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