



**GASCOIGNE
HALMAN**

KINGSLEY GREEN, KINGSLEY ROAD, FRODSHAM, A CHARACTERFUL
ACCOMMODATION FORMING PART OF THE PRESTIGIOUS KINGSLEY GREEN
DEVELOPMENT.

THE AREAS LEADING ESTATE AGENT



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£215,000

A first floor apartment with characterful accommodation forming part of the prestigious Kingsley Green development, a collection of late Victorian homes arranged around a central green, set in 7 acres of landscaped gardens.

This apartment occupies a corner position on the first floor of the building once used as the offices of the former Childrens Home, Newton Hall. The building has a grand entrance with a sweeping staircase rising to a large open gallery landing.

Once inside, the apartment is spacious with a good sized living room, fitted kitchen/dining room, two good sized double bedrooms and a large bathroom. There are double glazed windows and gas fired central heating is installed.





The mature landscaped grounds are for all residents to enjoy. They extend to approximately 7 acres and includes a central green with circular pathway, ornamental waterfall and pool, trees and shrubs. There is allocated resident parking and plenty of space for visitors.

LOCATION

Kingsley Green is a most attractive residential setting and a great place to live. This former late Victorian children's home was converted in the 1980's to create a collection of homes all arranged around the central green. Kingsley Green is on the outskirts of Frodsham, adjacent to open countryside whilst still being within easy reach of a wide selection of local services. Excellent shopping is available in Frodsham and there are sports, golf and health clubs available nearby. The road, rail and motorway networks allow daily commuter access to the regions commercial centres.

LEASE AND SERVICE CHARGE

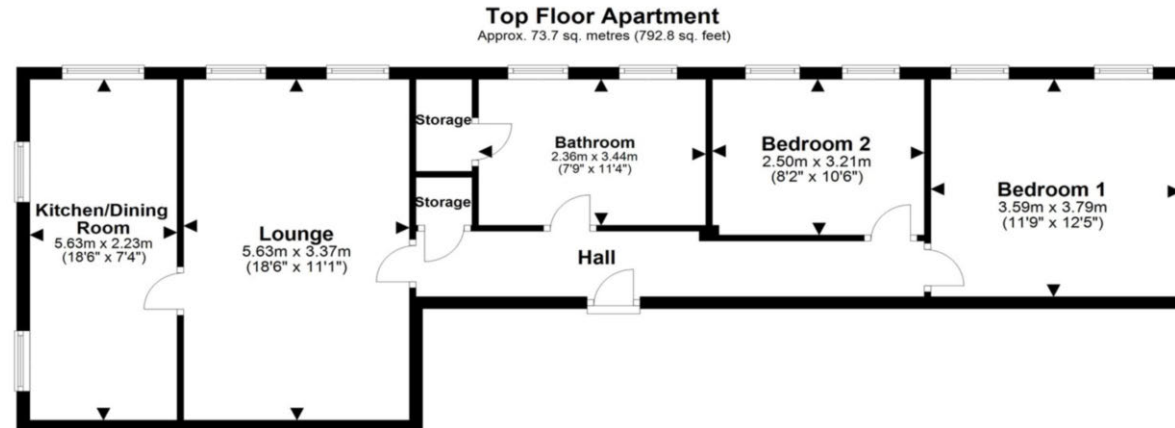
The property is leasehold for the remainder of an initial 999 year term from October 1993. Upon purchase, new owners become shareholders in the freehold management company. Ground rent is nil. The current service charge is £175 per month and covers maintenance of the grounds and communal areas, painting of the exterior of the building and building insurance.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current D



Total area: approx. 73.7 sq. metres (792.8 sq. feet)

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