



**GASCOIGNE
HALMAN**

KINGSLEY GREEN, KINGSLEY ROAD, FRODSHAM

THE AREAS LEADING ESTATE AGENT



KINGSLEY GREEN, KINGSLEY ROAD, FRODSHAM

Offers in Region of £200,000

A well presented, spacious ground floor apartment occupying a prime position within this exclusive development, on the edge of Frodsham.

The property is approached through a grand hallway and offers accommodation with a feeling of space, enhanced by high ceilings. There is an entrance hallway, a good sized lounge/dining room, fitted kitchen/breakfast room, two double bedrooms and a shower room with fitted modern white suite including an easy access shower area.





The property has double glazed windows and a gas fired central heating system is installed. There are allocated and visitor parking spaces and extensive landscaped grounds including a central village green with water feature, trees and shrubs.

LEASE AND SERVICE CHARGE

The property is leasehold for the remainder of an initial 999 year term from January 1988. New owners become shareholders of the freehold management company. No ground rent is payable. A service charge of £175 per month is payable to cover maintenance of the grounds and communal areas, painting of the exterior of the building and and building insurance.

LOCATION

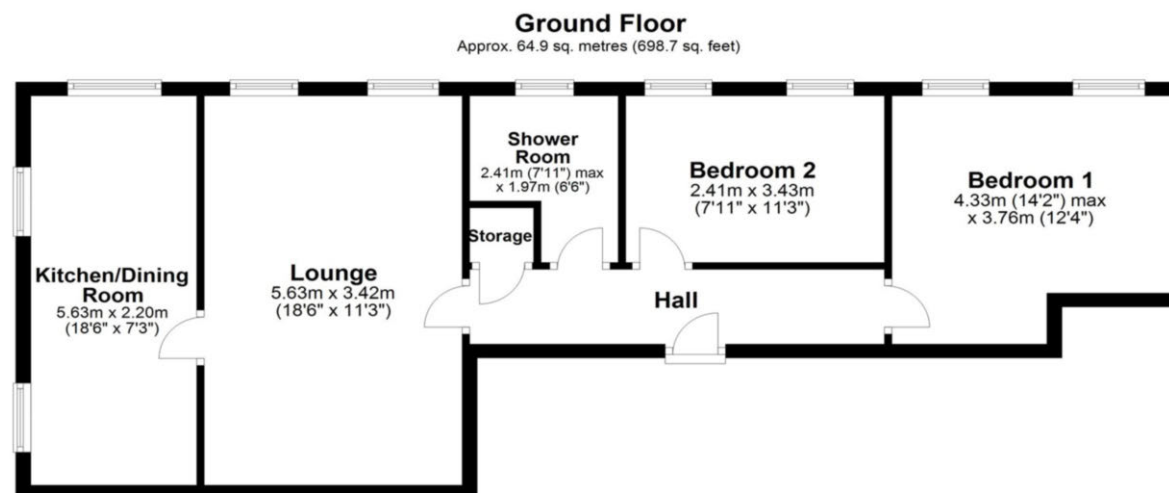
Kingsley Green is a unique residential setting formed by the conversion of a former children's home to create a collection of character homes all arranged around the central village green. Kingsley Green is on the outskirts of Frodsham, adjacent to open countryside whilst still being only around 1.5 miles from the centre of the town. There are excellent shopping and recreational facilities 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. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current D



Total area: approx. 64.9 sq. metres (698.7 sq. feet)

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