



**GASCOIGNE
HALMAN**

74 KINGSWOOD PARK, KINGSWOOD, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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£160,000

A superbly presented luxury apartment set within a private, gated woodland estate, adjacent to Delamere Forest. This mezzanine style property has spacious accommodation with treetop views.

This is a stylish, well designed property set on the first floor of this grand Grade II Listed building. It is bright and airy with a feeling of space due to grand proportions of the building and large bay window overlooking the woodland to the side. There is a welcoming communal reception hallway with a lift leading to all floors. The private hallway has built in storage and a cloakroom/WC.





The open plan lounge/dining room has a deep bay window to the side overlooking the woodland. The kitchen area is fitted with modern units and incorporates a built in hob, oven and extractor hood.

The large double bedroom occupies the upper level and has a gallery overlooking the bay window. There is a walk in wardrobe and a smart en-suite bathroom. The property has double glazed windows and electric storage heaters. There is an allocated parking space and ample visitor spaces. There are communal storage areas and a bike store.

Cats and dogs are welcome at Kingswood Park. There are woodland grounds all around the property with a gate providing direct access to Delamere Forest. A tennis court is available for residents to use.

LOCATION

Kingswood Park is private, gated development of Grade II Listed 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. There are beautiful woodland ground for residents to enjoy together with a communal tennis court. 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

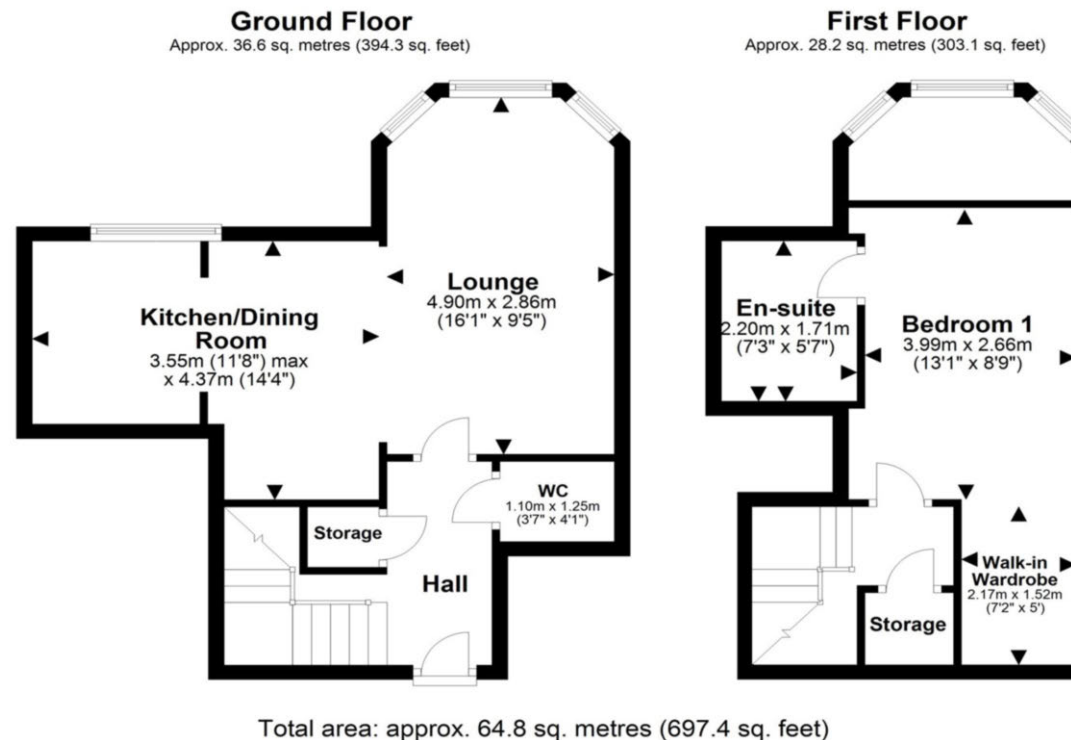
The property is leasehold for the residue of a 999 year term starting on 1 January 2007. Ground rent of £200 per year is payable. A service charge of £3534 per year is payable to cover maintenance and repairs of the exterior of the building and communal areas, cleaning of communal areas and maintenance 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 C. Cheshire West & Chester.

EPC RATING

Current C.



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