



**GASCOIGNE
HALMAN**

KINGSWOOD PARK, KINGSWOOD

THE AREAS LEADING ESTATE AGENT



| A SPACIOUS LUXURY APARTMENT ADJACENT TO
DELAMERE FOREST

KINGSWOOD PARK, KINGSWOOD

£225,000

A luxury first floor apartment enjoying a prime position within this unique Grade II listed development, with feature full height bay window and views over parkland to Delamere Forest.

This apartment has a grand, elegant feel but offers modern convenience and an easy to manage layout. The main living room features a full height bay window offering views over the protected meadow and beyond to Delamere Forest.





.There is an open plan kitchen/dining room plus two good sized double bedrooms and two bathrooms. There are two allocated parking spaces and residents have access to the beautiful grounds and tennis court. There are storage areas available to residents and a secure bike store.

LOCATION

Kingswood Park is private, gated development of late Victorian former hospital buildings converted into luxury homes. The properties are set in 33 acres of mature woodland grounds, amidst some of Cheshire's finest countryside, adjacent to Delamere Forest. This offers the benefits of a rural lifestyle, seclusion and privacy without isolation. There are beautiful woodland grounds 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.

DIRECTIONS

From the centre of Frodsham, proceed up Church Street, B5152, and follow onto Red Lane/Vicarage Lane which leads onto Kingsley Road. Continue along Kingsley Road, past Lady Heyes Craft Centre, heading towards Delamere Forest. After passing Whartons Lake Garage, turn next right onto Meeting House Lane and immediately left onto Waterloo Lane. Follow the Lane turning sharp right and proceed up the hill. The entrance to Kingswood park is on the left hand side.

LEASE AND SERVICE CHARGE

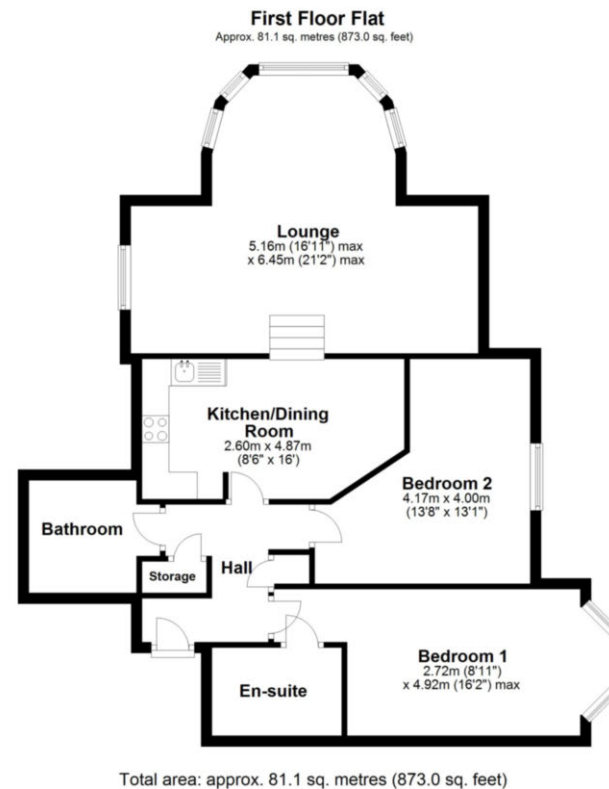
The property is leasehold for the residue of an initial 999 year term from 2007. Ground rent is payable of £200 per year. A service charge of £3000 per year is payable to cover maintenance of the building and grounds and a contribution to the reserve fund.

EPC RATING

Current D

COUNCIL TAX

Band D. Cheshire West & Chester.



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