



**GASCOIGNE  
HALMAN**

42 KINGSLEY GREEN, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## 42 KINGSLEY GREEN, FRODSHAM

### Offers in Region of £285,000

**A superbly presented end townhouse enjoying a prime position within the prestigious Kingsley Green development, a collection of late Victorian homes arranged around a central green, set in 7 acres of landscaped grounds.**

This stylish and elegant home occupies one of the best positions within Kingsley Green with access and use of an area of garden at the side that, whilst being part of the communal grounds, feels private and offers a space to sit and enjoy the beautiful setting.

The accommodation is spacious, well proportioned and presented in first class order throughout with many recent high quality enhancements.



The ground floor features a welcoming entrance hall with a cloak and shower room. A large lounge is to the front of the house with views of the green and doors opening to the side gardens. The kitchen at the rear is fitted with a range of quality cabinets in a smart contemporary gloss finish and the appliances are to be included in the sale.

The first floor offers two double bedrooms, the main bedroom being of an excellent size and enjoying great views of the green to the front. There is also a luxuriously appointed shower room. Gas fired central heating is installed and double glazed windows fitted throughout.

There are allocated parking spaces for residents plus visitor spaces are available. The landscaped communal gardens wrap around the property. The central green to the front has circular pathways, ornamental pond and herbaceous borders.

#### LOCATION

Kingsley Green is a beautiful residential setting and a great place to live. The late Victorian former children's home was converted in the 1980's to create a collection of homes all arranged around a landscaped 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.

#### TENURE AND SERVICE CHARGE

The property is leasehold for the remainder of an initial 999 year term from 1988. Ground rent is included within the service charge. New owners will become shareholders in the freehold management company upon purchase.

A variable service charge is payable to cover maintenance of the ground, exterior painting and building insurance. The current service charge is £1800 per year.

#### COUNCIL TAX

Band D. Cheshire West & Chester.

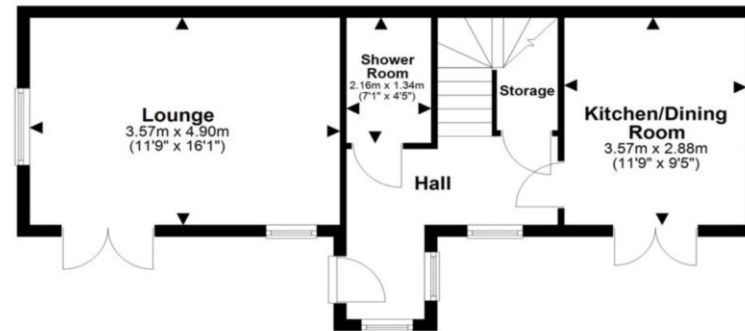
#### EPC RATING

Current D.



### Ground Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



### First Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



Total area: approx. 83.2 sq. metres (895.3 sq. feet)

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### FRODSHAM OFFICE

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