



**GASCOIGNE
HALMAN**

44 BRIDGEWATER CLOSE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



44 BRIDGEWATER CLOSE, FRODSHAM

£150,000

This self-contained and spacious first-floor apartment blends modern style with easy-maintenance. Enjoy your own private, enclosed courtyard garden - ideal for relaxing, entertaining, or working from home. Conveniently located within walking distance of the town centre, this property offers the perfect balance of privacy and city access for a vibrant, connected lifestyle.

This well-designed property, built by Redrow in 2006, offers modern living with thoughtful touches throughout.

The accommodation includes a welcoming entrance hall and generous living space. A fold-down ladder provides access to a full property-length, usable loft area-ideal for storage.

There is a good-sized lounge/dining room, a fitted kitchen, two bedrooms, and a bathroom.

An enclosed and private paved courtyard at the rear provides a relaxing outdoor space, with a timber shed offering useful storage.

There is also allocated parking adjacent to the outbuilding.

Double-glazed windows are fitted, and there are additional useful storage and electric panel heaters throughout.

The property benefits from its own private access



LOCATION

The property enjoys a quiet position, set at the rear of this popular development with an outlook to the front over a small green area. It enjoys a convenient location within walking distance of the centre of the of Frodsham and with access to open countryside also nearby. The town combines the charm and appeal of village life yet is within commuting distance of the regions employment and business centres. The town has a wide range of shops, bars and restaurants and an historic street market is held each Thursday.

TENURE AND SERVICE CHARGE

The property is Leasehold for the remainder of an initial 125 year term from 2005. Ground rent is £150 per year.

A low service charge of just £485 per year is payable. This covers the upkeep and maintenance of the communal gardens, building insurance and window cleaning.

COUNCIL TAX

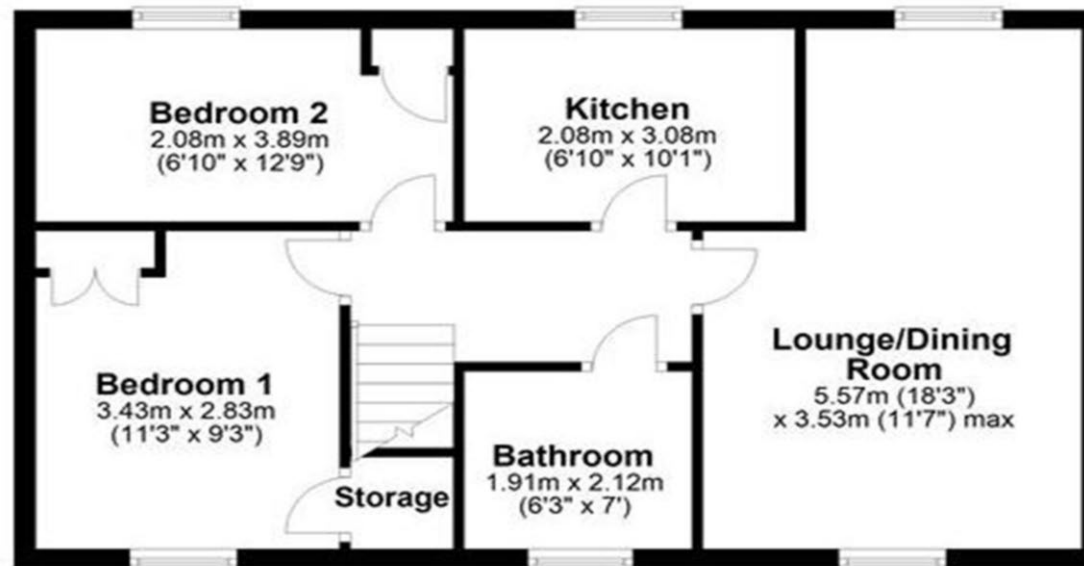
Band B. Cheshire West & Chester.

EPC RATING

Current C.

First Floor

Approx. 54.5 sq. metres (586.3 sq. feet)



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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