



**GASCOIGNE
HALMAN**

53 KINGSWOOD PARK, KINGSWOOD, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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£210,000

Forming part of the historic and iconic Grade II Listed Kingswood Park development, this ground floor mezzanine apartment has been extensively refurbished to a high quality, luxurious level.

The grand proportions of the building and the property itself plus the unique woodland setting are only usually available for a significantly higher price.

The accommodation has been recently completely refurbished throughout and now offers a smart and sophisticated interior. No expense has been spared with the introduction of top quality materials and fittings.

Herringbone pattern Amtico flooring runs throughout the property and efficient, app controlled electric heaters have been installed. A smart new kitchen has been fitted with built in appliances and the shower room has been re-fitted with stylish modern fittings.





There is a large open plan living room, kitchen, bedroom with fitted wardrobes and shower room. The mezzanine is an ideal space for home working or for use as an occasional guest bedroom.

There is an allocated parking space and ample visitor spaces. Communal storage areas and a secure bike store are also available. 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 also available for residents to use.

LOCATION

Kingswood Park is private, gated development of 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

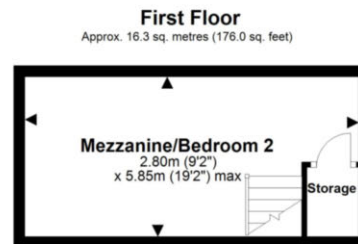
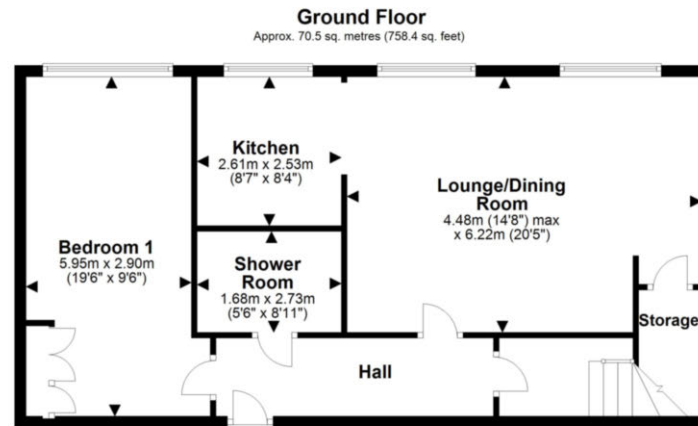
The property is leasehold for the residue of a 999 year term starting on 1 January 2007. Ground rent of £200 per year is payable. A service charge of £3759 per year is payable to cover maintenance and repairs of the exterior of the building and communal areas, cleaning of communal areas and maintenance 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 D. Cheshire West & Chester.

EPC RATING

Current D.



Total area: approx. 86.8 sq. metres (934.4 sq. feet)

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