



**GASCOIGNE
HALMAN**

APARTMENT 8, TRINITY HOUSE, TRINITY GARDENS,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



APARTMENT 8, TRINITY HOUSE, TRINITY GARDENS, FRODSHAM

£300,000

A luxuriously appointed duplex apartment in a wonderful setting, close to the centre of Frodsham. This is a spacious, tastefully presented, stylish property with a flexible layout including two/three bedrooms.

Trinity House is an impressive and imaginative development of just 11 luxury apartments created by award winning local developers, Charter Homes. The apartments were built on the site of historic Trinity Church with the nave and Grade II Listed spire retained creating a unique and dramatic setting.

The apartment is arranged over two floors with access points on each level to the hallway and lift. The interior layout includes a hallway, spacious open plan living/dining room and a stylish fitted kitchen. There is a spacious double bedroom with an en-suite shower room plus a second bedroom/study and a separate luxury bathroom.





DESCRIPTION

The upper floor provides a very large bedroom with high quality fitted wardrobes plus a dressing area that could also be used as home working space if desired. Double glazed windows are fitted throughout and gas fired central heating is installed.

There are well kept communal grounds, allocated undercroft parking and visitor spaces.

LOCATION

Trinity Gardens enjoys an excellent position, within walking distance of the centre of Frodsham. The town offers a wide range of local services including national and independent retailers, cafes, fashionable bars and restaurants. There are excellent sports and recreational facilities in the area plus lovely walks in Castle Park, Frodsham Hill and along the banks of the River Weaver. An historic street market is held each Thursday and a monthly artisan producers market. The road, rail and motorway networks allow access to the regions commercial centres. Trains run from nearby Frodsham station to Chester, Warrington, Liverpool and Manchester.

LEASE AND SERVICE CHARGE

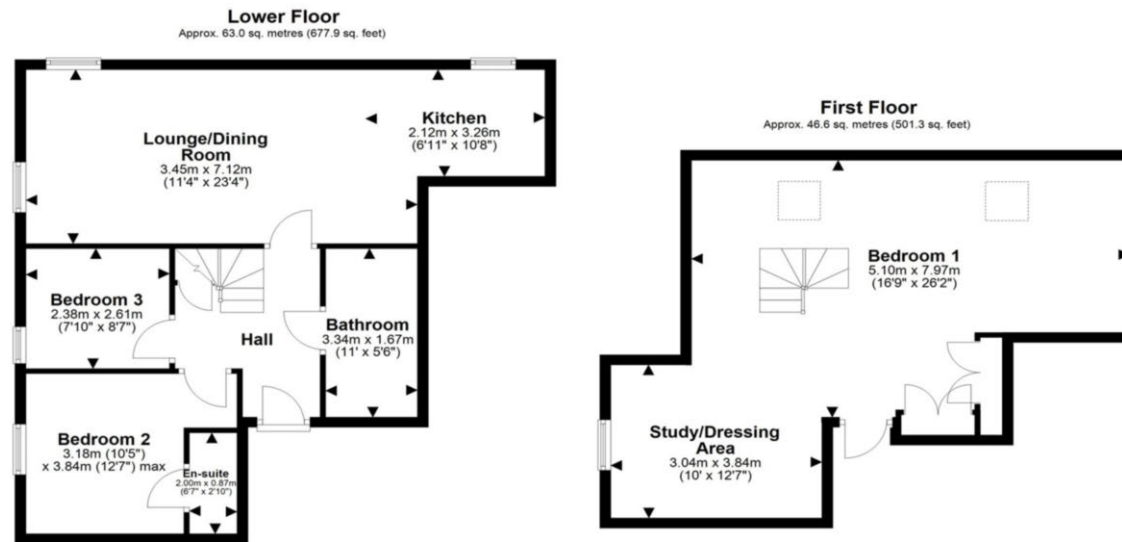
The apartment is Leasehold for the remainder of an initial 999 year term from January 2003. A current service charge of £145 per month is payable to cover the upkeep of the communal areas, exterior of the building, lift, gardens and building insurance. The owner will become shareholders in the freehold management company

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current B.



Total area: approx. 109.6 sq. metres (1179.3 sq. feet)

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