



**GASCOIGNE
HALMAN**

2 TRINITY HOUSE, HIGH STREET, FRODSHAM

THE AREAS LEADING ESTATE AGENT



2 TRINITY HOUSE, HIGH STREET, FRODSHAM

£265,000

A high quality ground floor apartment forming part of the unique and stylish Trinity House development, an iconic collection of luxury homes on the site of historic Trinity Church.

This spacious apartment is conveniently situated at the rear of the building with parking almost adjacent and direct access through the rear.

It forms part of the award winning Trinity Gardens development, a collection of stylish houses and apartments created by the conversion of an historic Church with the landmark spire retained. It is conveniently situated, close to the centre of Frodsham and its amenities, the road, rail and motorway networks allow access to the regions commercial centres.





The apartment occupies a private, quiet position at the rear of the development with its parking space adjacent to the rear doors.

The accommodation includes an entrance hall, a large open plan lounge/dining room, fitted kitchen with built in appliances, main bedroom with en-suite shower room, second double bedroom and large bathroom. Gas fired central heating is installed and double glazed windows are fitted throughout. There is a communal garden plus church courtyard area. Allocated parking space and visitor spaces available.

LOCATION

Trinity House apartments are within a superb development completed in 2005 by reputable local builders, Charter Homes. They created a mixture of luxury apartments and houses on the site of an historic Church, the spire of which remains as a focal point and local landmark. The property lies within a conservation area with a host of individual and architecturally interesting properties. The centre of Frodsham is a short walk away with a wide range of facilities plus shops, cafes, restaurants and bars. The road, rail and motorway networks allow access to the regions commercial centres.

TENURE AND SERVICE CHARGE

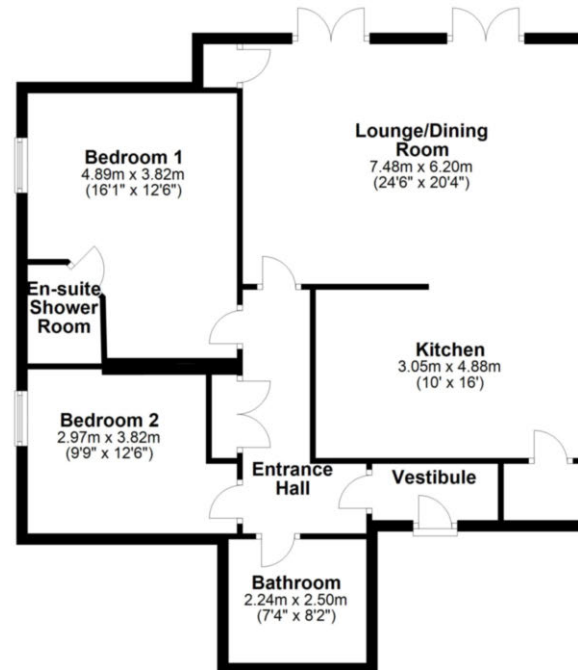
The property is leasehold for the remainder of an initial 999 year term from 2003. The freehold interest is held by the management company with each owner as a shareholder. No ground rent is payable. A service charge of £1418 per year is currently payable to cover the upkeep and maintenance of the building exterior and communal areas, building insurance and a contribution to a reserve fund.

COUNCIL TAX

Band C. Cheshire West & Chester.

Ground Floor

Approx. 110.3 sq. metres (1187.6 sq. feet)



Total area: approx. 110.3 sq. metres (1187.6 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.

FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollards Building, Church treet, Frodsham, WA6 7DW

**GASCOIGNE
HALMAN**