



**GASCOIGNE
HALMAN**

15 KINGSLEY GREEN, FRODSHAM

THE AREAS LEADING ESTATE AGENT



15 KINGSLEY GREEN, FRODSHAM

£265,000

Set in a peaceful area of this exclusive development , this spacious end townhouse has been updated and improved by the current owners to a high standard, balancing period charm with modern contemporary design.

The building itself has the presence and scale of the late Victorian period, with a spacious, character feel and featuring high ceilings.

The ground floor includes an entrance hall with excellent built in storage. The open plan living room has dual aspect windows and quality parquet style flooring. This open to a superb modern kitchen including quality cabinets, quartz worktops and built in appliances.





DESCRIPTION

To the first floor are two spacious bedrooms and two bathrooms. The main bedroom has a smart modern en-suite shower room. The loft provides excellent storage with access gained via a retractable ladder from the landing.

There are communal seating areas to the rear of the property and ample parking for residents and visitors. The landscaped grounds extend to approximately 7 acres and include a central green with circular pathway, large area of grass, trees, shrubs and a water feature. The grounds are maintained via the management company and are for the use and enjoyment of all residents.

LOCATION

Kingsley Green is a delightful residential setting. 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 region's commercial centres.

LEASE & 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 become shareholders in the freehold management company upon purchase.

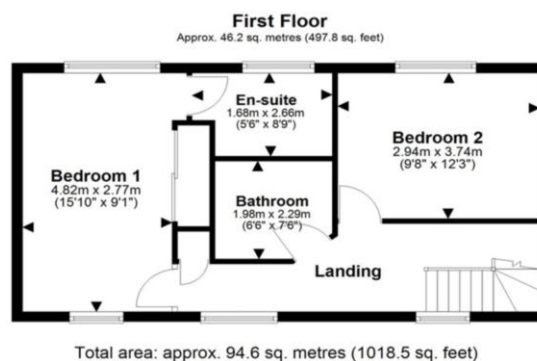
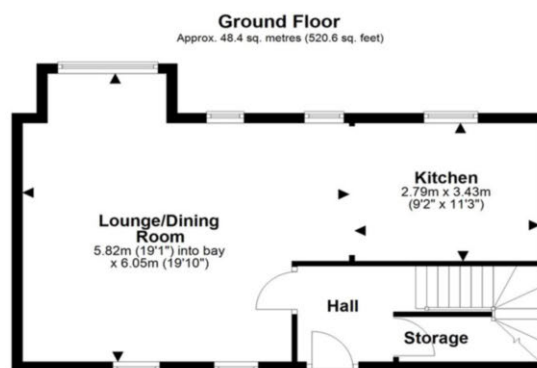
A variable service charge is payable to cover maintenance of the ground, exterior painting and building insurance. The current service charge is £2100 per year.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Awaited.



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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