



**GASCOIGNE  
HALMAN**

78 KINGSWOOD PARK, KINGSWOOD, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





| A LUXURY APARTMENT IN A STUNNING GRADE II LISTED BUILDING, ADJACENT TO DELAMERE FOREST

## 78 KINGSWOOD PARK, KINGSWOOD, FRODSHAM

**£155,000**

**A superb second floor luxury apartment enjoying a prime position within a stunning Grade II Listed converted hospital with open views from it's private Balcony over Delamere Forest.**

The interior is spacious with plenty of natural light and a grand feel. The approach and the entrance is stately. There is a secure gated driveway that meanders through woodlands until you arrive at the magnificent main building.

It was designed by renowned architect, W. Cecil Hardisty, and built in 1902 in a renaissance revival style using red brick with ornate terracotta dressings.

It is tastefully presented throughout with a communal hallway and a lift to all floors. The property itself has a private hallway with useful built in storage, a large living room with access onto the balcony. The kitchen is fitted with modern units and built in appliances. There is a double bedroom with fitted furniture and a bathroom with a modern white suite.







Kingswood Park is set within 33 acres of parkland on the edge of Delamere Forest. The area is for the exclusive use of all residents and includes a tennis court, areas laid to grass, woodlands, many specimen trees and a protected grassland meadow. There are communal bin storage areas, a bike store, allocated parking for residents and a number of visitor spaces.

## LOCATION

Kingswood Park enjoys a superb setting. The estate is approached over a private drive and through automatic security gates. The main building, Oak House, looks out over a protected grassland with Delamere Forest Park beyond where there are many walks to be enjoyed and there is a forest cafe/restaurant about 10 minutes walk away. The location is by no means isolated with the centre of Frodsham approximately 4 miles away and a Tesco supermarket at Helsby around 3.5 miles away. The road, rail and motorway connections at Helsby and Frodsham allow daily commuter access to many parts of the North West.

## TENURE & SERVICE CHARGE

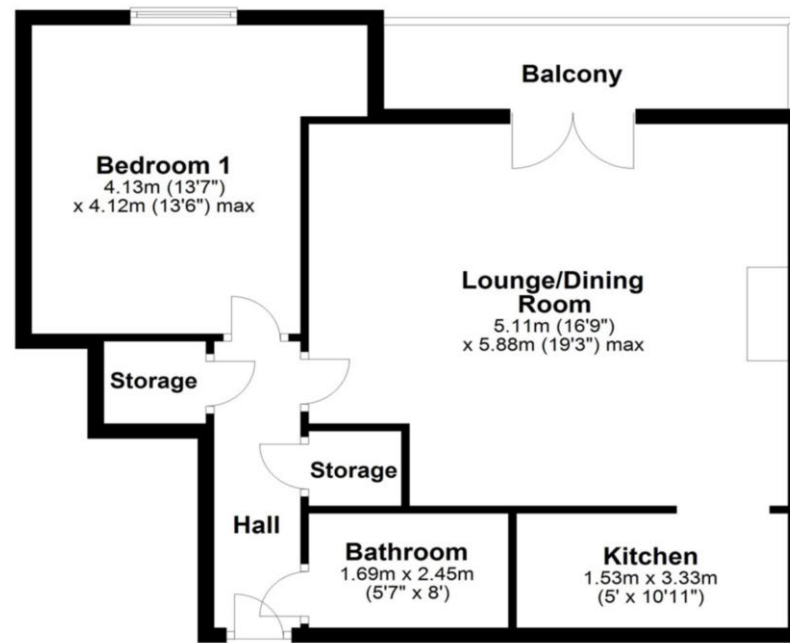
The property is leasehold. The lease started in 2007 and runs for 999 years. Ground rent of £200 per year is payable. A service charge of £3487 per year is payable (2025/2026), in monthly installments. This covers building insurance, the upkeep and maintenance of the exterior of the building, the grounds, water treatment plant and a contribution to a reserve fund.

## DIRECTIONS

From the centre of Frodsham, proceed up Church Street, B5152, and follow into Red Lane, Vicarage Lane and eventually, Kingsley Road. Continue past Lady Heyes Craft Centre and Whartons Lake Garage before turning right into Waterloo Lane. Bear sharp right and follow the lane up the hill. The entrance to Kingswood Park is on the left hand side. Follow the road through the development and park at the front of Oak House

### Second Floor Apartment

Approx. 61.2 sq. metres (658.7 sq. feet)



Total area: approx. 61.2 sq. metres (658.7 sq. feet)

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