



**GASCOIGNE
HALMAN**

TRINITY HOUSE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A HIGH QUALITY DUPLEX APARTMENT SET IN AN EXCLUSIVE DEVELOPMENT

TRINITY HOUSE, FRODSHAM

£315,000

A high quality duplex 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 is a superior apartment exuding quality throughout. Enter the building via communal hall with plush carpets, oak doors and a lift leading to all floors.

The apartment itself is arranged over two levels giving a feeling of space and light. The lower floor features an open plan living area. This is to the rear with doors and a Juliet balcony opening to far reaching views over Frodsham, towards the hill.





The kitchen is fitted with wood cabinets, granite worktops and built in appliances. A double bedroom and luxury bathroom are also on this floor. The impressive main bedroom occupies the whole of the upper floor. It is a room with a lofty feel with Velux windows allowing light to flood in. There is an en-suite shower. Double glazing is fitted throughout and gas fired central heating is installed.

There is an allocated undercroft parking space and additional visitor spaces are available. The development is framed by a communal courtyard garden, set within the walls of Trinity Church and including the 120' tall spire.

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 & SERVICE CHARGE

The apartment is Leasehold for the remainder of an initial 999 year term from January 2003. A current service charge of £142 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 a shareholder in the freehold management company.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current C.



Total area: approx. 100.1 sq. metres (1077.7 sq. feet)

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