



**GASCOIGNE  
HALMAN**

THE AREAS LEADING ESTATE AGENT

KINGSWOOD PARK, KINGSWOOD, A LUXURY FIRST  
FLOOR APARTMENT IN A WOODLAND SETTING



## KINGSWOOD PARK, KINGSWOOD, A LUXURY FIRST FLOOR APARTMENT IN A WOODLAND SETTING

**£250,000**

A superbly presented first floor luxury apartment situated within Grade II listed Rowan House, forming part of the exclusive Kingswood Park development.





The former hospital buildings are set in a private, gated wooded parkland setting, adjacent to Delamere Forest with residents able to enjoy the wonderful setting, direct access to the forest, a residents tennis court and both cats and dogs are permitted.

The apartment is situated within the most attractive building that was previously the nurses residence. It is approached through a grand hallway with an intercom entry system and a lift to all floors. The private hallway offers excellent storage and leads to a spacious open plan lounge/dining room and kitchen. There are windows to two elevations allowing plenty of natural lighting and double doors open onto a sunny balcony. The kitchen has a range of modern units plus a range of built in appliances including a ceramic hob, extractor hood, built in oven, fridge/freezer, dishwasher and washing machine. There are two good sized double bedrooms, the main bedroom having a luxury en-suite shower room with a separate bathroom for the other bedroom. The property has electric central heating. There are two allocated parking spaces and a number of visitor parking spaces. There are extensive parkland grounds with woodland areas and open spaces plus tennis court for use by the residents.

#### LOCATION

Kingswood Park is a private, gated development of late Victorian former hospital buildings imaginatively converted by specialist developers, PJ Livesey. They have created a unique residential parkland estate, set in 33 acres of mature woodland grounds, amidst some of Cheshire's finest countryside, adjacent to Delamere Forest. This is a secure, gated community offering the benefits of a rural lifestyle, seclusion and privacy without isolation. There are beautiful woodland grounds for residents to enjoy together with a communal tennis court. Frodsham is approximately 3 miles away with a good selection of shops, bars and restaurants. The road, rail and motorway networks allow access to many parts of the North West.

#### LEASE AND SERVICE CHARGE

The property is leasehold for the remainder of an initial 999 year term from 2007. Ground rent of £200 per year is payable.

A service charge of £5578 per year is payable for the upkeep and maintenance of the building and grounds, building insurance and a contribution to a reserve fund.

#### DIRECTIONS

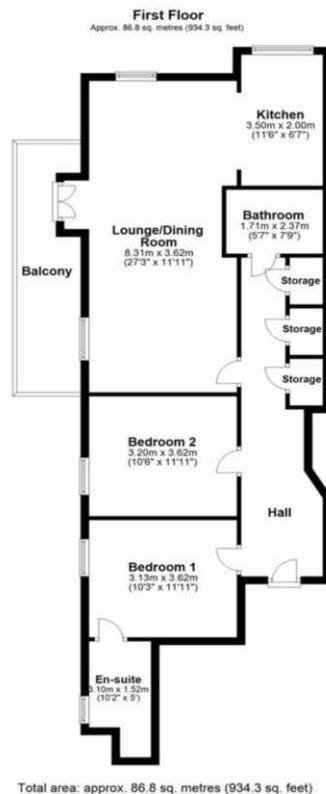
From the centre of Frodsham, proceed up Church Street, B5152, and follow into Red Lane/Vicarage Lane which leads into Kingsley Road. Continue along Kingsley Road, past Lady Heyes Craft Centre, heading towards Delamere Forest. After passing Whartons Lake Garage, turn next right into Meeting House Lane and immediately left into Waterloo Lane. Follow the Lane turning sharp right and proceed up the hill. The entrance to Kingswood park is on the left hand side.

#### 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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