



**GASCOIGNE  
HALMAN**

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

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THE AREAS LEADING ESTATE AGENT





## 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.



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## FRODSHAM OFFICE

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