



78 Kingswood Park, Kingswood  
Frodsham

£150,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY







# 78 Kingswood Park

Kingswood, Frodsham

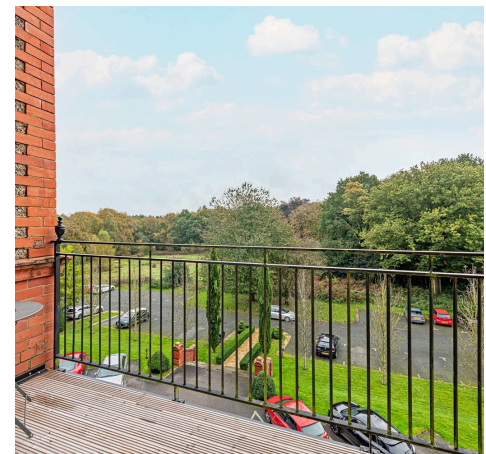
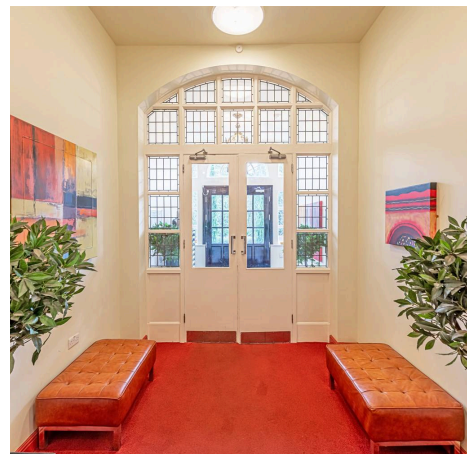
A superb second floor luxury apartment enjoying a prime position within a stunning Grade II Listed converted hospital with open views from it's private Balcony over Delamere Forest.  
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Stylish and Spacious Accommodation
- Luxury Apartment
- Balcony Views Over Delamere Forest
- Gated Parkland Setting
- Large Open Plan Living Room
- EPC Rating - Current C





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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. The property is leasehold.

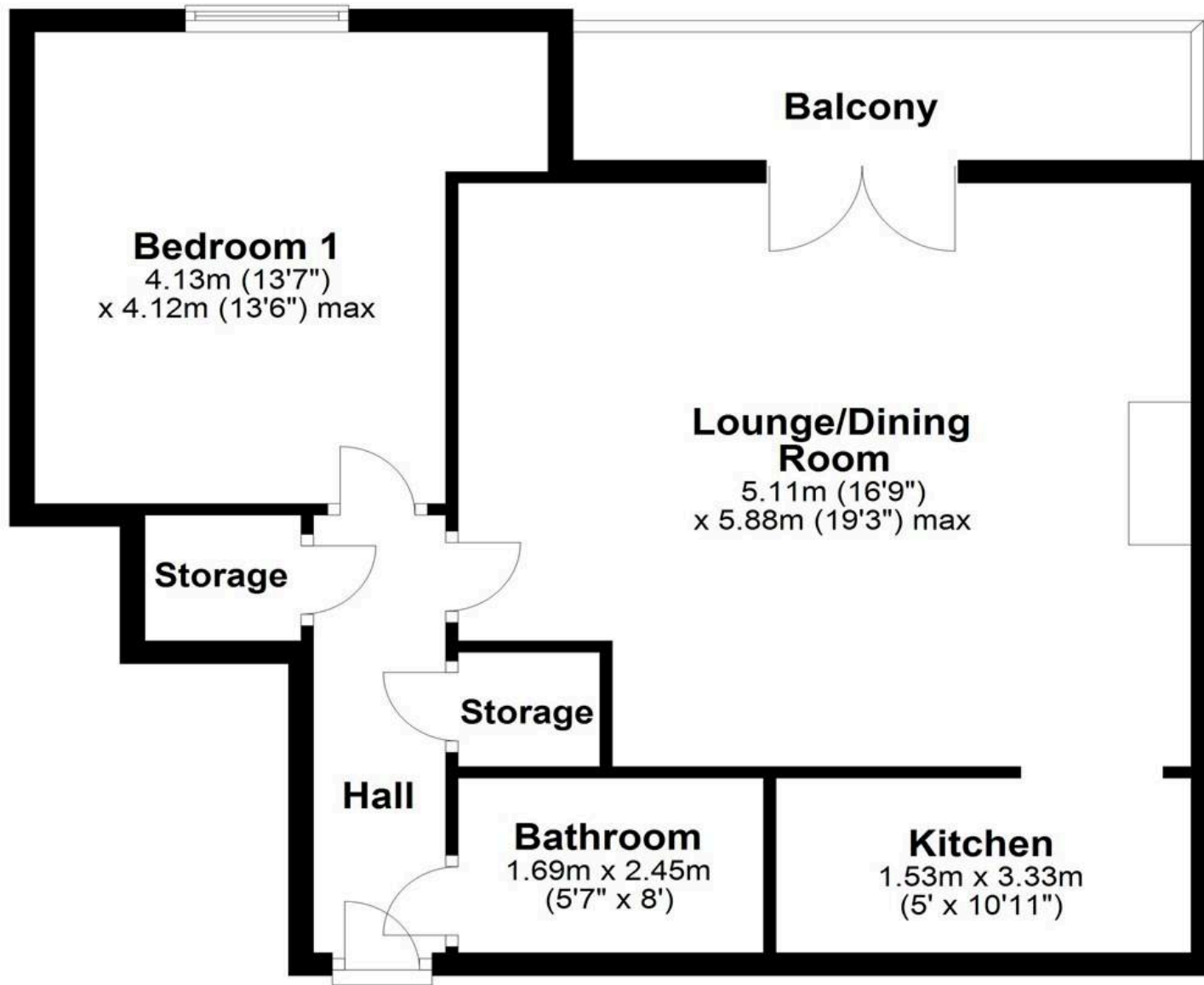
Kingswood Park enjoys a superb setting. The estate is approached over a private drive and through automatic security gates. The main building, Oak House, looks out over a protected grassland with Delamere Forest Park beyond where there are many walks to be enjoyed. The location is by no means isolated as Delamere Forest Visitor Centre and a Forest Lodges cafe/shop is within walking distance. 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





## 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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