



50 Kingswood Park, Kingswood
Frodsham

£230,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



50 Kingswood Park

Kingswood, Frodsham

A stunning garden apartment offering high quality, refurbished accommodation, set in private woodland grounds, adjacent to Delamere Forest. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- High Quality Garden Apartment In Magnificent Grade II Listed Building
- Refurbished Throughout to Quality Specification and Finish
- Luxury Kitchen and Bathroom Fittings
- Set in 33 Acre Private Parkland Grounds
- Adjacent to Delamere Forest
- Two Bedrooms and Two Bathrooms
- Tennis Court For Resident Use



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This stunning apartment is the epitome of stylish modern living embedded with the character and grandeur of a stunning Renaissance Revival style, late Victorian Grade II Listed building.

This garden apartment, one of only four in the building, enjoys access onto its own low maintenance garden area, providing a wonderful space to enjoy and to entertain.

The property is situated on the lower ground floor with lift access making it a good option for those who want single level living in a secure setting.

The well planned and spacious accommodation has been extensively refurbished over the past 2 years with an emphasis on quality and style. Tasteful décor combined with high specification fittings results in the property offering a sophisticated feel, requiring no further investment for years to come.

There is a stylish communal entrance hallway with a lift leading to all floors. The private hallway has excellent built in storage. An open plan lounge/dining room has doors opening onto the garden. The kitchen with fitted with a range of quality cabinets with quartz worktops and built-in high-end appliances. Two double bedrooms each have fitted wardrobes and storage. The main bedroom has a luxury en-suite shower room and there is a spacious main bathroom.



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The property has double glazed windows and efficient electric heaters. There is an allocated parking space and ample visitor spaces. Communal storage areas and a secure bike store are also available. Cats and dogs are welcome at Kingswood Park. There are woodland grounds all around the property with a gate providing direct access to Delamere Forest. A tennis court is available for residents to use.

TENURE AND SERVICE CHARGE

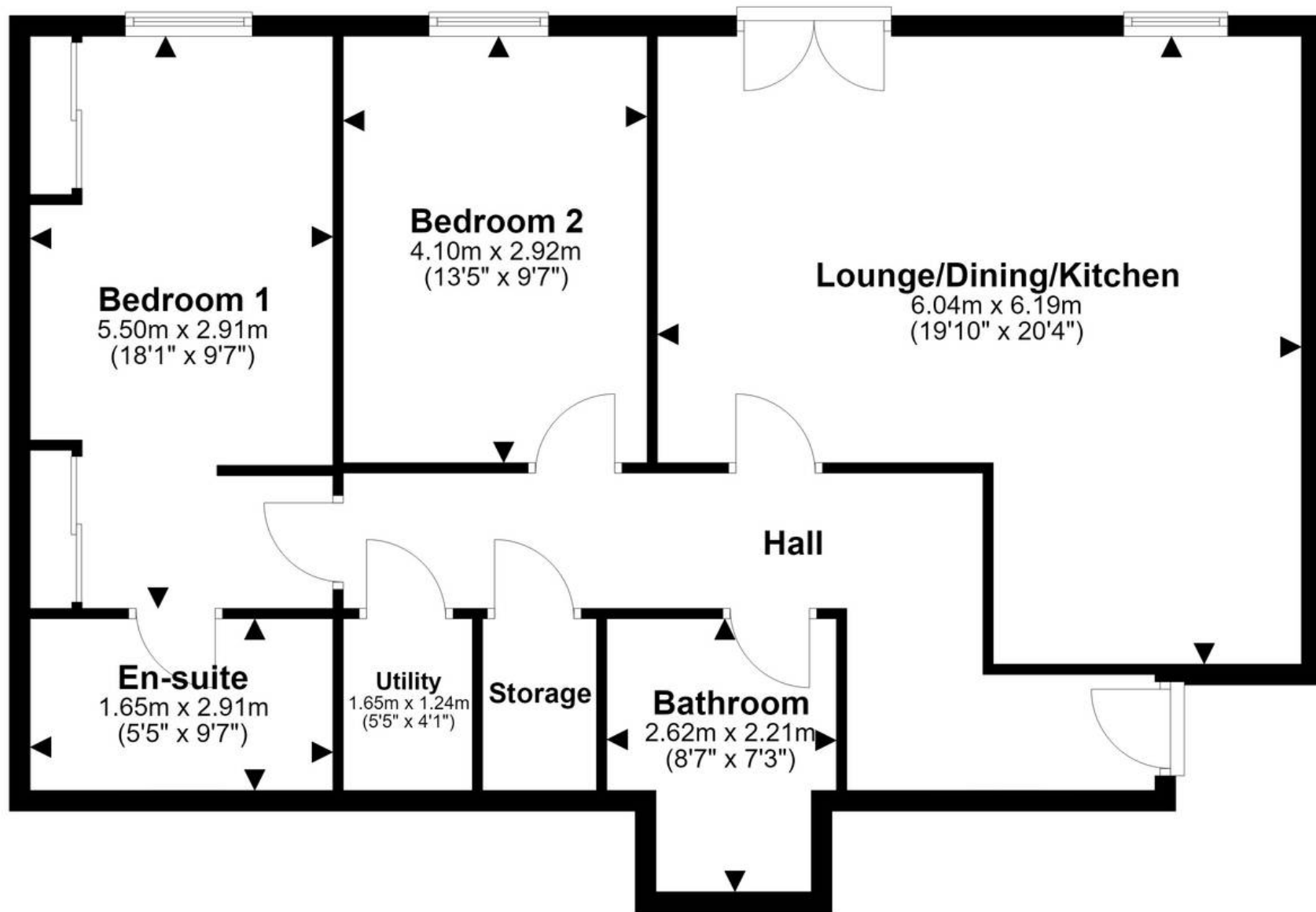
The property is Leasehold for the residue of an initial 999 year term from 2007. Ground rent is £200 per year.

A service charge of £311 per month (£3732 per year) is currently payable. This covers the upkeep and maintenance of the building, communal areas, grounds and building insurance. The management company review the service charge every year to ensure sufficient funds are available for ongoing maintenance.



Ground Floor

Approx. 88.5 sq. metres (952.8 sq. feet)



Total area: approx. 88.5 sq. metres (952.8 sq. feet)



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