



**Floor Plans**

(Not to scale)

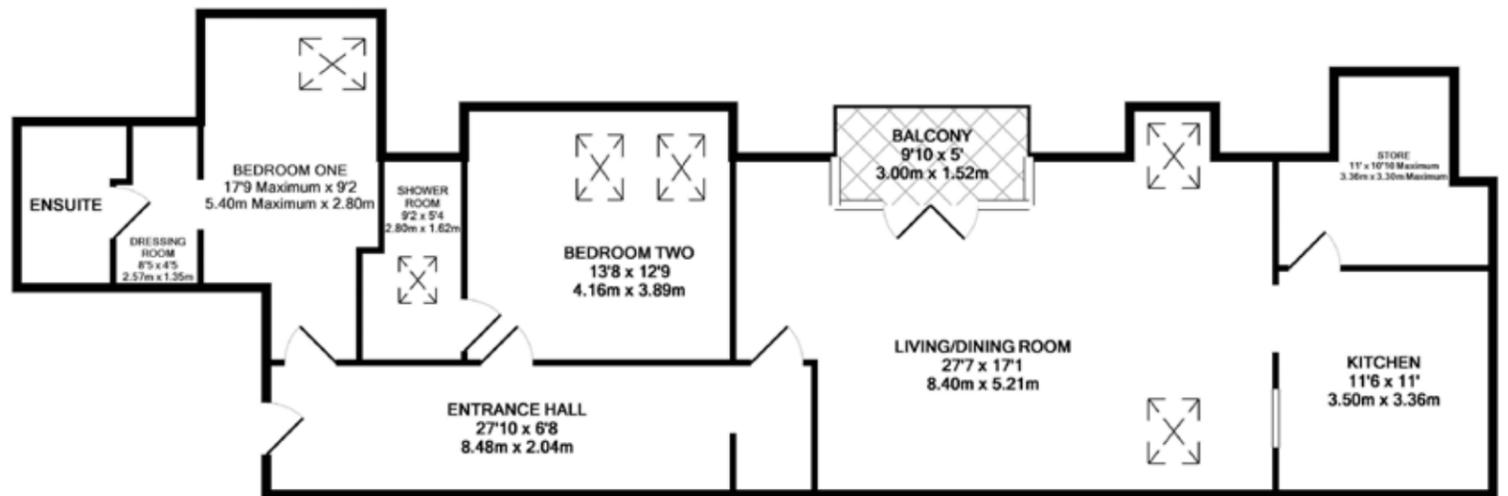


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TOTAL APPROX. FLOOR AREA 1280 SQ.FT. (118.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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# 85 Kingswood Park

Kingswood, Cheshire WA6 6EH

 1 Reception Rooms  2 Bedrooms  2 Bathrooms

*Hinchliffe Holmes are delighted to offer for sale this well presented top floor apartment with a balcony offering south facing countryside views. A spacious property easily accessed via a lift this home is perfect for those looking for either peaceful and private surroundings, a second home or a holiday let. Viewing is highly recommended.*

## LOCATION

Kingswood Park was developed by PJ Livesey and is positioned in the heart of the Cheshire Countryside with a gated entrance and a unique range of high quality housing. Kingswood Park is set in 34 acres of private communal grounds with direct access into Delamere Forest and residents have the use of its own communal Tennis Courts and secure bike store. Kingswood Park is conveniently located to Liverpool and Manchester International Airports and to the M56 motorway that offers excellent transport links across the North of England and North Wales.

## DIRECTIONS

From our office in the centre of Tarporley proceed out of the village towards Chester. At the roundabout take the third exit onto the A49 Warrington. Proceed up the dual carriageway and continue until you reach a set of traffic lights. At the traffic lights turn left onto the A54 (Chester Road) and proceed for a short distance until the crossroads and turn right onto Abbey Lane. Proceed until reaching the crossroads and continue straight over. Pass Delamere Stores on the left hand side and continue passing through Delamere Forest and The Carriers Inn Public House on the left hand side. Proceed until the t-junction and then turn left onto Guests Slack and then the next left onto Cooks Hill. Proceed for a short period of time and at the crossroads turn left onto Waterloo Lane. Continue on Waterloo Lane round the tight right hand bend and in a short distance turn left into Kingswood Park. Proceed through the development bearing to the left and the building is located on the left hand side.

## IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

### Hallway

Large hall with intercom. Two velux windows to rear, wall mounted storage heater, spotlight lighting.

### Living/Dining Room 8.38m (27'6) max x 5.18m (17') max

Two velux windows, fitted carpet, wall mounted storage heaters, UPVC double glazed doors to the balcony with countryside views.

### Kitchen 3.51m (11'6) x 3.35m (11')

Fitted with a range of matching wall and base units with worktops over, 1 1/2 bowl stainless steel sink unit. Fitted NEFF electric hob, oven and grill, extractor fan, Integrated dishwasher, washing machine and fridge freezer. Partially tiled walls.

### Utility/Store Room 3.25m (10'8) x 2.62m (8'7)

### Bedroom One 4.24m (13'11) max x 2.77m (9'1) max

Windows to the front with countryside views, fitted carpet, storage, wall mounted electric heater, dressing/study area through to:

### En-suite Bathroom

Three piece suite to comprising inset bath with shower over and glass screen, wash hand basin, low level WC, partially tiled walls, wall mounted electric heater, extractor fan.

### Bedroom Two 3.89m (12'9) x 3.66m (12')

Two velux windows, fitted bedroom furniture including wardrobes, dressing table and bedside drawers, fitted carpet, electric wall mounted heater.

### Bathroom/En-suite

Three piece suite comprising shower cubicle, wash hand basin, low level WC, heated chrome towel rail, Velux window, extractor fan, partially tiled walls.

## OUTSIDE

### Communal Gardens

Approximately 33 acres of communal grounds with exclusive access to Delamere Forest.

## TENURE

Leasehold. 999 years from 2007.  
Ground Rent - £200 per annum.  
Building maintenance - £995 per half year for all common areas, external lighting.  
£480 twice a year for garden and ground maintenance.  
We are informed by the vendor that Superfast Broadband is now available.  
Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

## LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band E.

## POSTCODE

WA6 6EH

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

