



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and 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.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Library House is a unique development of 14 individual luxury apartments situated close to the centre of Frodsham. The former chapel offers a wealth of character and a perfect blend between old and new and varying in size and layout.

Apartment 9 is the last 2 bedroom apartment available and is priced at £170,000

FULL DESCRIPTION

Originally constructed in 1837, Library House is a former Chapel which has been converted and extended into 14 luxury apartments. The building retains many original features such as the stunning stained glass windows and exposed beams, offering a perfect blend between old and new.

Apartment 9 is the last two bedroom apartment available.

LOCATION

Set within the high street conservation area, just a short walk from the main Frodsham high street which offers a wide range shops, coffee shops, public houses etc. The train station is within easy reach with regular services to and from Chester, Liverpool, Manchester etc. For those who travel by car, major road networks can be accessed with the likes of the M6 and M56 just a short drive.

COMMUNAL ENTRANCE

Entered via a secured entrance door with telephone entry system and staircase rising to the apartment entrances.

ENTRANCE HALL

With wood effect flooring and staircase rising to the upper floor.

OPEN PLAN LIVING AREA

A good sized living space with Juliet balcony, wood effect flooring with underfloor heating, television point and recessed spot lights.

KITCHEN

Fitted with a range of hi-gloss wall and base level units with complementary work surfaces which incorporate a breakfast bar. With a stainless steel sink and drainer unit. electric oven and grill, separate four ring induction hob with stainless steel extractor over. Integrated appliances including, fridge freezer, dishwasher and washer dryer. Having a large storage cupboard and recessed spot lights. Opening to the living area.

FIRST FLOOR LANDING

With a good sized storage cupboard and doors to the bedrooms and shower room.

BEDROOM ONE

With velux roof window and wall mounted electric heater.

BEDROOM TWO

With velux roof window and wall mounted electric heater.

SHOWER ROOM

Fitted with a good sized shower cubical with rainhead shower, low level wc and half pedestal wash hand basin with vanity unit below. Tiled flooring, recessed spot lights, mirror and extractor fan.

PARKING

Each apartments has one parking space. There are also visitors spaces available

ADDITIONAL INFORMATION

Tenure - Leasehold

Term - 250 years

Maintenance Charge - £841 per year