



MISREPRESENTATION ACT 1967.

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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. There are five one bedroom and nine two bedroom apartments, each with off road parking.

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 8 is one of the largest within the development and benefits from a large entrance hall with staircase providing access to the upper floor. There is a cloakroom wc with large storage cupboard and wood effect flooring. There is a well proportioned living room with tiled flooring and underfloor heating, a separate breakfast kitchen which is fitted with a comprehensive range of high gloss wall and base level unit and central island. There are integrated appliances including oven/grill and induction hob, fridge freezer, dishwasher and washer dryer. Upstairs there is a bathroom and two good sized bedrooms with the master having a fitted wardrobe.

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.

ENTRANCE HALLWAY

A large tiled hallway with staircase leading to the upper floor and doors to the living room, cloakroom wc and kitchen.



CLOAKROOM WC

Fitted with a low level wc and wash hand basin, tiled flooring and large storage cupboard.

LIVING ROOM

With a side aspect upvc double glazed window, tiled flooring with under floor heating and recessed spot lights



BREAKFAST KITCHEN

Fitted with a comprehensive range of wall and base level units with complementary work surface over with central island, Integrated electric oven and grill, four ring induction hob and stainless steel extractor over. Integrate fridge, freezer, dishwasher and washer dryer. Tiled flooring, upvc double glazed window and recessed spot lights.



FIRST FLOOR LANDING

With a vaulted ceiling with velux roof window, large storage cupboard/wardrobe and doors to



BEDROOM ONE

A double bedroom with upvc double glazed window, built in wardrobe and wall mounted electric heater.



BEDROOM TWO

A double bedroom with window and wall mounted electric heater.

BATHROOM

Fitted with a white suite which comprises, a panelled bath with glazed shower screen and wall mounted rain head shower, a low level wc and half pedestal wash hand basin with vanity unit below. Tiled flooring, recessed spot lights and extractor fan.



PARKING

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

ADDITIONAL INFORMATION

Tenure - Leasehold

Term - 250 years

Maintenance Charges - £1,096 per year