



MISREPRESENTATION ACT 1967.

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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.
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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 center 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 and available with Help To Buy.

Prices start at £115,000

### 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.

The development features 14 duplex apartments in total, five one bedroom, and nine two bedroom apartments, each varying in size and layout and all including off road parking.

### 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.

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### OVERVIEW

Each apartments has been individually designed and features a modern and open plan living space with underfloor heating and oak doors. The kitchens have been finished to a high standard, with a range of wall and base level units with complementary work surfaces which incorporate a breakfast bar. Featuring integrated appliances including a bosh oven

and grill with induction hob and extractor over. Integrated fridge/freezer, dishwasher and washer/dryer. There is an inset stainless steel sink and drainer unit with flexible mixer tap and recessed spot lights.

With one or two bedrooms available, some of which have Juliet balconies, feature beams or velux roof windows. The bathrooms are fitted with a modern white suite; either a walk in shower cubical or a panelled bath with glazed screen and rain-head shower. With a low level wc, wall mounted wash hand basin with vanity unit and heated towel rail.

### PARKING

Each apartment has one parking space

### TENURE

The apartments are leasehold

250 years remaining

Service charge does vary depending on which apartment you purchase.