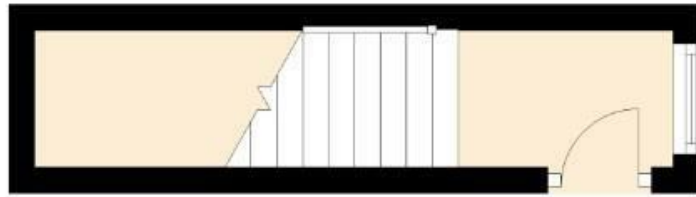


Ground Floor



First Floor



A well appointed two bedroom first floor apartment in close proximity to the High Street of Tarporley and is offered for sale with no onward chain.

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.

MINIMUM AGE 55, TWO BEDROOMS, PRIVATE ENTRANCE, NEW KITCHEN, WELL MAINTAINED, SOUGHT AFTER LOCATION, NO CHAIN, Located just a short walk from the beautiful Tarporley town centre this means the property has an abundance of amenities just a short walk away.

The property benefits from its own private entrance with a telecom system for security. Upon entering there is a small vestibule with stairs to the first floor where the main accommodation is located.

Arranged over one floor there is a main hallway opening into a spacious lounge dining room with feature fireplace, a recently fitted modern white kitchen with a full range of integrated appliances, two spacious bedrooms both of which are served by a three piece white bathroom.

This property has been well maintained and benefits from NO ONWARD CHAIN and should be viewed at your earliest convenience

LOCATION

Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops including convenience stores, fashion boutiques, cafes, restaurants, public houses and also has the benefit of a Health Centre and several Churches. The village is also renowned for its excellent educational facilities with Tarporley Primary and High School and many other outstanding educational establishments in both the state and the private sector being located in the surrounding villages. The village also has its own community centre, playing fields and Dentist surgery's. Other nearby amenities include Oulton Park Motor Racing Circuit, ancient castles, boating facilities on nearby canals and within only ten minutes drive is the picturesque Delamere Forest. Whilst the village is renowned for its outstanding natural beauty (from some parts of the village views of 13th Century Beeston Castle can be enjoyed). There are excellent links to the A49, A51 and A55, M6 and M56 quickly reached by car and rail services to London can be boarded in the nearby town of Crewe and the City of Chester. With regards to Airports, Manchester and Liverpool International airports can be reached within 45 minutes drive.

PORCH

Useful storage area. Wooden door with golden furniture and decorative glazed insert.

RECEPTION HALLWAY

5'11" x 3'5" (1.80m x 1.04m)

UPVC double glazed window overlooking the side. Ceiling light point. Radiator. Staircase rising to the first floor.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the front, three ceiling light points, loft hatch, wall mounted electrical consumer unit. Door through to living room, bathroom, bedroom one, bedroom two and useful storage cupboard.

LIVING ROOM

17'7" x 9'8" (5.36m x 2.95m)

UPVC double glazed window overlooking the front. Ceiling light point. Wall light. Radiator. Coved ceiling. Aerial point. Feature electric coal effect fire with stone surround. Door through to the kitchen.

KITCHEN

10'2" x 6'7" (3.10m x 2.01m)

A selection of wall and base level high gloss cream units incorporating drawers and cupboards with stainless steel handles. Granite work surfaces with granite upstand and tiling to worksurface areas. Inset single Franke stainless steel sink unit and drainer with chrome mixer tap. Neff induction hob with chrome chimney style extractor above. Neff single oven and grill. Integrated Neff fridge and freezer. Neff integrated microwave oven. Integrated washing machine. UPVC double glazed window, Strip light. Radiator. Vinyl flooring. Wall mounted Worcester Greenstar 20 8TDI boiler.

BATHROOM

6'7" x 6'6" (2.01m x 1.98m)

A well appointed three-piece suite in white with chrome style fittings comprising low-level WC with dual flush, pedestal wash hand basin with tiled splashback and mirror above, bath with shower over. Partially tiled walls. Floor tiling. Radiator. Ceiling light point. Ceiling mounted vent.

BEDROOM ONE

10'5" x 10'4" (3.18m x 3.15m)

UPVC double glazed window. Ceiling light point. Radiator. Built-in wardrobes and drawers.

BEDROOM TWO

10'5" x 6'6" (3.18m x 1.98m)

UPVC double glazed window. Ceiling light point. Radiator. Built-in double wardrobe and drawers.

STORE

A large store with ceiling light points.

EXTERIOR

Communal gardens to front and rear.

SERVICES

We understand that mains water, electricity, gas and drainage are connected.

We understand that there is a management service charge of approximately £81 per month to cover communal areas the details of which will be confirmed as part of the legal process together with details of the lease.

COUNCIL TAX BAND

Cheshire West and Chester Council - Band C.

TENURE

We understand the tenure to be leasehold.

ANTI MONEY LAUNDERING (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.