



**CHESHIRE
LAMONT**

1 St James Apartments, Vicarage Lane, Audlem CW3 0AB

A stunning period ground floor apartment of exceptional style, character and charm within the centre of historic Audlem providing delightfully appointed and presented accommodation incorporating many original features with living room with bay, dining area, fully appointed kitchen, two double bedrooms, wet floor shower room, store room and cellar. An ideal investment opportunity with three years Air BnB accounts. NO CHAIN. Viewing highly recommended.

- A stunning period ground floor apartment
- Within the centre of historic Audlem
- Of exceptional style and character
- Delightfully appointed throughout to the highest of standards
- Incorporating many original period features
- Fully appointed contemporary kitchen and luxurious wet floor shower room
- Two double bedrooms, store room and cellar
- Open plan living room with bay and dining area
- NO CHAIN

Agents Remarks

This stunning apartment was comprehensively enhanced and improved in recent years to an exceptional standard and carefully blends its original character with superb modern style and comforts. The apartment has been a very successful Air BnB venture over the last three years and has generated in excess of £24,000 per annum at a capacity of around 60%. The property is available for early sale and the contents are subject to separate negotiation if required. The property stands in an outstanding position within the centre of the village. Audlem is a most highly regarded and sought after historic village within South Cheshire nearby to the North Shropshire border and provides all the requisites of village life with medical and schooling facilities, shops and services for day to day requirements and good road links to surrounding areas and by prime undulating Cheshire countryside with sporting and leisure facilities.

Property Details

A Yorkstone step with rails leads to a pillared surround with doorway and sectional glazed double doors allowing access to:



Living Room 15' 5" max x 12' 2" excluding bay (4.70m x 3.72m)

A delightful reception room with a sectional glazed box bay window to side elevation incorporating fitted plantation shutters, quarry tiled flooring, ceiling beams, attractive fireplace within Cheshire brick surround with mantel over and upon raised hearth, an exposed pine panel door to deep storage cupboard incorporating shelving and a step descends to:

Dining Area 7' 5" x 10' 4" (2.25m x 3.15m)

With high quality plank effect tiled flooring, wall light point and an exposed pine panel door to cellar.

From the Living Room an exposed pine panel door leads to:

Bedroom One 16' 5" x 11' 8" (5.00m x 3.55m)

A spacious room with four wall light points, windows to front elevation incorporating full height fitted plantation shutters affording lovely aspects over Audlem Church and churchyard, radiator and exposed beam.

From the Living Room an exposed pine panel door leads to:

Shower Room 12' 0" x 6' 0" (3.65m x 1.83m)

Delightfully appointed with a tiled wet floor shower area incorporating overhead rainshower, extractor fan, sectional glazed window, contemporary radiator, full height glass brick panel, tiled walls, WC, vanity wash basin and an exposed pine panel door leads to:

Airing Cupboard

With a wall mounted gas fired central heating boiler, light and power.

From the Dining Area an exposed pine panel door leads to:

Kitchen 10' 4" x 7' 9" (3.16m x 2.36m)

Comprehensively equipped with a superb range of cream gloss fronted base and wall mounted units, attractive working surfaces, integrated fridge and integrated freezer, integrated dishwasher, integrated washing machine, built-in electric oven, four ring hob with filter canopy over, part tiled walls, contemporary radiator, distressed plank effect tiled flooring and overhead chimney Velux window.

From the Dining Area an exposed pine panel door leads to:

Bedroom Two 10' 1" x 12' 6" (3.07m x 3.80m)

With an overhead chimney Velux window, radiator and an exposed pine panel door leads to:

Large Walk-In Laundry/Storage Room

With full height shelving.



External

The property stands upon Vicarage Lane with delightful surrounding aspects and overlooking the ancient Audlem Church and village centre.

Tenure

Leasehold - 999 years from 1997. No fees.

Services

LPG, mains water and electricity (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich, proceed in a southerly direction along Wellington Road which leads onto the A529 Audlem Road. Follow this road all the way into Audlem village. Turn left onto The Square/A529 and left onto Stafford Street where the apartment is on the right hand side

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
1-34			

England & Wales
EU Directive 2002/91/EC
www.epcru.com



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