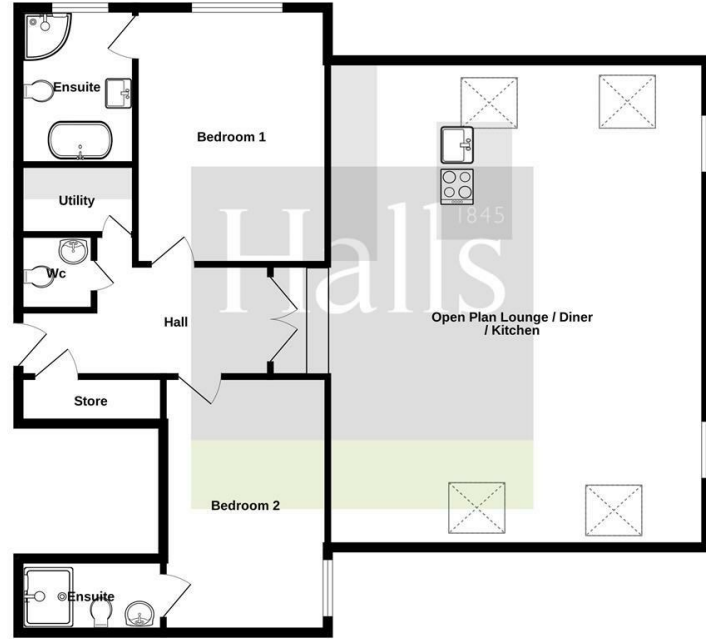


FOR SALE

Apartment 7 The Manor, 1 St Josephs Place, Malpas, SY14 7FN



Ground Floor
1228 sq.ft. (114.1 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, boundaries, areas and other things are approximate and no responsibility is taken for any error, omission or misstatement. The price is an estimate and is subject to change without notice by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee is given for their operation or efficiency can be given.
Made with Metrepro 10003



FOR SALE

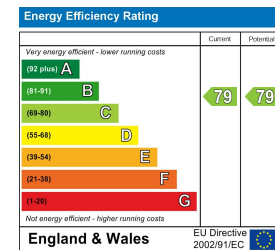
Offers In The Region Of £380,000

Apartment 7 The Manor, 1 St Josephs Place, Malpas, SY14 7FN

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



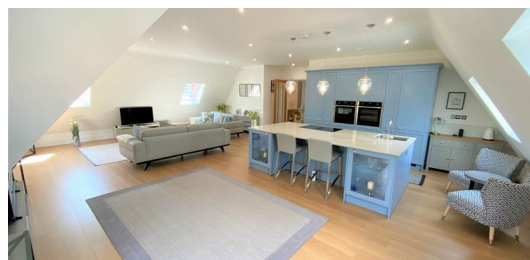
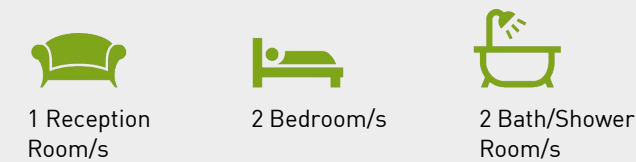
01948 663 230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



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Whitchurch 6 miles, Chester 12 miles & Wrexham 11 miles. All distances are approximate.



- **Luxury Appointed Apartment**
- **2nd Floor, Lift to all Floors**
- **Spacious Accommodation**
- **Lounge / Diner / Kitchen**
- **Two Double Bedrooms**
- **Two Bathrooms**
- **Gas Underfloor Heating**
- **Parking for Two Cars**
- **Landscaped Gardens**
- **Close to Malpas Centre**

Location - Malpas

Malpas is a busy and very well regarded popular village in South West Cheshire, it enjoys the benefits of several very good schools, restaurants, pubs, doctors surgery and a selection of local shops.

The town of Whitchurch is only 6 Miles away which has 4 supermarkets, different local shops, churches, leisure centres and other activities and there is excellent road access to Chester, Wrexham, North Wales & the North West.

London Euston can be reached in about 2 hours from Chester and 1½ hours from Crewe (19 miles), and Whitchurch Station (6 miles) offers a regular service to Manchester Piccadilly (1 hour).

The area offers a wide range of leisure and sporting opportunities. Carden Park has two championship golf courses, a hotel and an excellent fitness club and spa. Hill Valley Hotel & Spa located in Whitchurch also has two 18 hole golf courses. There are many scenic walks on the Bickerton Hills, fishing on the River Dee and polo at the Cheshire Polo Ground. The property is also well positioned to access horse racing at Bangor on Dee and Chester.

Brief Description

Apartment 7 at The Manor, St Josphe's Place offers the discerning buyer a rare opportunity to own a stunning 2nd floor luxury apartment set within "The Manor" which is dates back to the mid 19th century. There is a large communal reception hall with feature mosaic floor tiles and herring bone wooden block floor. There are stairs and a lift to all floors.

The apartment has been finished to an exceptional standard with high quality finishes including a luxury kitchen from "Haecker - Keuchen" with Neff Appliances. The apartment briefly comprises spacious entrance hall, cloaks cupboard, cloakroom with W.C and a utility room. There is a large open plan living space with a lounge, dining area and kitchen. There are two double bedrooms with luxury en-suites. The apartment has under floor heating throughout with each room having its own thermostat.

The property has 2 parking spaces and there are a number of visitor parking spaces available. Outside are landscaped and maintained gardens to enjoy. There is a lockable bike store and bin store adjacent to the parking area.

Accommodation Comprises

Communal Entrance Hall

Communal front entrance door opens into the large reception hall with feature flooring, high ceilings and wonderful staircase. The stairs ascend to all floors and there is also a lift to all floors.

Door from the 2nd floor landing to the

Reception Hall

Telecom system, Engineered wooden laminate flooring, spotlights and glazed double doors through to the living space.

Cloaks

White suite comprising low flush W.C, wash hand basin, large mirror, tiled floor and walls.

Utility

Base units with Chicstone work surfaces, vinyl flooring, wall mounted gas fired boiler, under floor heating and a integrated Hotpoint washing machine.

Lounge / Diner / Kitchen

28'6 x 22'1 [8.69m x 6.73m]
Lounge Area: There are Velux windows to the front and a window to the side.

Dining Area: The dining area benefits from 2 Velux windows to the rear with views, window to the side.

Kitchen Area: Wide range of base and wall mounted units including a Neff built in microwave oven and Neff electric oven and warming drawer. There is a large central island with Chicstone worktops, integrated Neff 4 ring induction hob with built in extractor fan. The central island has an inset stainless steel Blanco sink. The island also has a breakfast bar and display cupboards. There is an Neff integrated dishwasher, large Neff integrated fridge and freezer.

There is an engineered laminate floor with under floor heating, inset spotlights and pendant lights above the breakfast bar.

Bedroom One

15' x 11'3 [4.57m x 3.43m]
Window and inset spotlights.

En Suite

8'9 x 6'4 [2.67m x 1.93m]
Luxury contemporary bathroom suite comprising freestanding oval shaped bath, separate shower enclosure, wash hand basin and low flush W.C. There is a large wall mirror, floor and wall tiles, towel radiator and frosted glazed window.

Bedroom Two

15 x 9'8 [4.57m x 2.95m]
Window and inset spotlights.

En Suite

Attractive suite comprises large shower enclosure, wash hand basin with vanity unit, towel radiator and low flush W.C. There is a large wall mirror and floor and wall tiles.

Outside

There is a secure brick built bin and bike store for the residents of St Josephs. There are expansive landscaped communal gardens with extensive lawns, flower beds with shrubs and various seating areas.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & Onthemarket.com

WH1393 070224

Directions

From Whitchurch drive out on the A41 heading towards Chester and turn left by the Horse & Jockey pub signposted to Malpas. Drive into Malpas and at the top of the high street turn left into Tilston Road and follow the road for about 1/4 of a mile and turn left into St Josphe's place.

What 3 Words: arching, standing, deprives

Services

We believe that mains water, gas, electricity and drainage are available to the property.

Council Tax - Cheshire

The property is in Council Tax Band D with Cheshire West. <https://www.cheshirewestandchester.gov.uk/residents/council-tax>

Tenure

We understand that the property is Leasehold although purchasers must make their own enquiries via their solicitor. There is a 999 year lease with £0 ground rent and a monthly service charge which is currently £179.91 which covers garden maintenance, cleaning of communal areas, lift maintenance, window cleaning and buildings insurance.