



Tarporley



5 Rathbone Park

Tarporley CW6 0AL

A well presented 2 Bedroom ground floor apartment located at Rathbone Park conveniently situated within 200m of Tarporley High Street

- Ground floor village centre apartment, spacious Hallway,
- Open plan Living/Dining Room, Kitchen, 2 Bedrooms, Shower Room
- Within walking distance of Tarporley High Street
- Parking facilities and Communal Gardens
- Gas, Central heating and Double Glazed throughout
- Over 55 Occupancy Conditions

Location

Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants, and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Other facilities include a petrol station, health care centre, cottage hospital, dentist surgery, veterinary practice, community centre and highly regarded primary and secondary schools. A regular bus service is available from the village to Chester city centre and Crewe via Nantwich. The village is located in the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton hills within 4 miles

Approximate Gross Internal Area
592 sqft/55 sqm



Accommodation

Apart glazed panel front door opens to the **Reception Hall** with large under stairs storage cupboard. The **Living/Dining room 5m x 3.1m** overlooks the communal gardens and has a focal point fireplace fitted with an electric fire. Off the **Living Room** there is a **Kitchen 2.9m x 2m**, this is fitted with modern wall and floor cupboards and a marble effect pattern work surface incorporating a ceramic hob with oven. Beneath there is space for an under-counter fridge and a washing machine is included within the sale. **Bedroom one 3.2m x 2.9m, Bedroom two 2.9m x 1.9m.** The former bathroom has been converted into a Shower Room over recent years this includes a large shower facility, pedestal wash hand basin, low level WC and heated towel rail.

Externally

The property is located in a quite Cul-de-Sac offering residents parking. The communal gardens are a mixture of lawned areas, mature hedging and a variety of trees and shrubs

Services

Mains water, electricity, gas and drainage Leasehold (subject to management charges)

Directions

What3words: receiving.transcribes.orbit

From our Tarporley office proceed along the High Street towards the traffic lights and turn left into Park Road. Continue along Park Road past the Tarporley War Memorial Hospital and Rathbone Park can be found immediately after on the right-hand side



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.