



**CHESHIRE  
LAMONT**

**11 St Josephs Place, Malpas**

# 11 St Josephs Place

## Malpas, SY14 7FL

A delightful two Bedroomed property forming part of the exclusive 'Beeches' development in Malpas which is conveniently situated within 200 metres of the High Street and offers delightful rural walks which can be enjoyed from the property.

- Reception Hall, large well appointed 9.0m Open Plan Kitchen Dining Living Room with log burner, Cloakroom.
- Two Double Bedrooms both with En-suite facilities.
- Well maintained communal gardens, two allocated car parking spaces.
- Delightful countryside walks can be enjoyed from the property, with Malpas High Street conveniently situated within 200 metres.

### Location

The property is situated within walking distance of Malpas High Street which provides shopping facilities for everyday purposes as well as a doctor's surgery, dentist, dry cleaners and bank. 'The Lion' of Malpas is a quintessential British Inn which has recently been refurbished to provide a delightful bar and restaurant with guest rooms. There is also the added benefit of both primary and secondary schools within walking distance of the property. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire plain and Welsh Hills

### Accommodation

A front door opens to the **Reception Hall** which gives access to a large **Open Plan Kitchen Dining Living Room 9.0m x 5.3m** and a well appointed Cloakroom fitted with a low level WC and wash hand basin. The **Living/Dining Room 5.3m x 5.6m** is a particularly light and airy reception area with four windows letting in an abundance of natural light, features include a 2.5m ceiling height with a log burning stove. The **Open Plan Kitchen Area 3.2m x 2.9m** is extensively fitted with wall and floor cupboards complemented with quartz work surfaces. Appliances include a four ring induction hob with extractor above, integrated oven, fridge freezer and dishwasher.

To the first floor there is a **Utility Cupboard** plumbed for a washer dryer. The landing gives access to two Double Bedrooms both of which benefit from En-suite facilities.



**Bedroom One 5.3m x 4.4m** provides ample space for freestanding wardrobes and benefits from **En-suite Bathroom** fitted with a P-shaped panel bath with shower facility above, low level WC and wall mounted wash hand basin with large 2.1m x 1.3m fitted mirror above. There is also a heated towel rail, tiled walls and heated tile floor.

**Bedroom Two 3.2m x 2.9m** also provides space for freestanding wardrobes and has an **En-suite Shower Room** fitted with a quadrant shower enclosure, low level WC, wall mounted wash hand basin with mirror above, heated towel rail, tiled walls and heated tile floor.

#### Externally

The property benefits from a communal courtyard to the front which includes two allocated car parking spaces for the property, there is also additional visitors parking available on a first come first served basis. Number 11 has the use of the communal gardens which are maintained by the management company, these are principally laid to lawn. The property also has the convenience of offering delightful rural walks that can be enjoyed from the property.

#### Directions

From the monument on the High Street in Malpas head North out of the village on Tilston Road and shortly after the road narrows. Approximately 200 metres after The Beeches will be found on the left hand side on the brow of the hill.

#### Services (Not tested)/Tenure

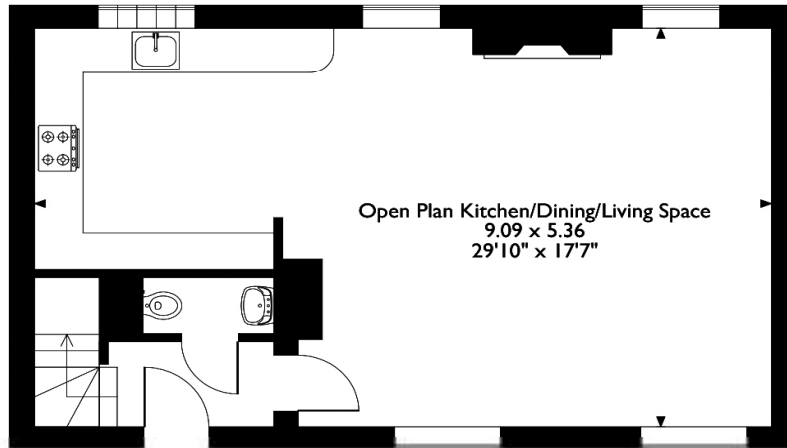
Mains Water, Electricity, Gas, Communal Drainage System for the development compliant to 2020 regulations/Freehold – subject to management fee for maintenance of the communal areas and facilities £57 PCM/Freehold.

#### Viewings

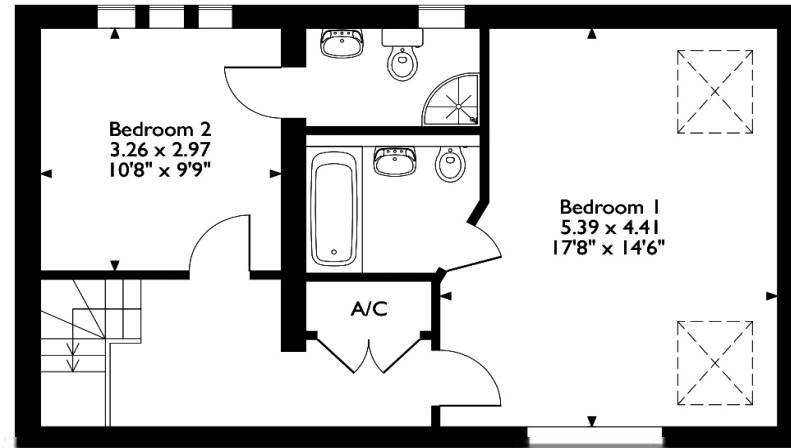
Strictly by appointment with Cheshire Lamont Tarporley.



# Approximate Gross Internal Area 1054 sqft/98 sqm



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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