



19 The Cedars, Malpas



# 19 The Cedars

Old Hall Street, Malpas, SY14 8NG

The property is situated at 'The Cedars' which is a development of apartments for the over 60's community, situated within walking distance of the facilities in Malpas village. Apartment 19 is an attractive 2/3 bedroom first floor property offering stunning elevated views over the surrounding countryside. There are a number of communal facilities for the benefit of the residents including attractive landscaped maintained gardens, residents sitting room, house manager on site and 24 hour emergency system installed.

- Occupation restricted to over 60's.
- First Floor Apartment with lift access.
- Spacious Reception Hall with laundry cupboard off, Living Room with Juliette balcony offering stunning views, well appointed kitchen.
- Master Bedroom with walk in wardrobe and Ensuite Shower Room, versatile Guest Double Bedroom/Dining Room, Third Single Bedroom currently utilised as a Study, additional Shower room, dedicated Guest Suite for overnight visitors.
- Communal residents lounge, landscaped gardens.
- Conveniently situated within walking distance of the facilities within Malpas village.

## Location

The prosperous village of Malpas has a bustling High Street, historic church, highly regarded primary school, along with the highly sought after Bishops Heber High School. Wonderful walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills (3 miles) where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many popular recreational facilities available within the area and the historic City of Chester is just 14 miles and Shrewsbury 26 miles.

## Accommodation

The property is situated on the first floor which can be accessed via either a stairwell or lift facility. The front door of the apartment opens to a spacious **Reception Hall** this has a large **Utility/Housekeepers Cupboard off 2.2m x 1.0m** and is plumbed for a washing machine and also accommodates the hot water cylinder.





The **Living Room 5.1m x 3.6m** offers stunning views over the adjoining countryside via glazed double doors which open to a Juliette balcony. Off the Living Room there is a **Kitchen** fitted with wall and floor cupboards and a work surface incorporating a four ring ceramic hob with extractor above. There is an integrated oven and fridge freezer, attractive views can also be enjoyed from the kitchen. There are potentially three bedrooms albeit depending on requirement. **Bedroom Two 4.2m x 2.8m** could be utilised as a Dining Room and **Bedroom Three 2.2m x 1.8m** as a Study. There are also 2 **Shower Rooms (one ensuite)**.

The **Master Bedroom 5.5m x 3.0m** includes a large walk-in wardrobe and offers attractive far reaching views over the surrounding countryside. There is a spacious **Ensuite Shower Room 2.7m x 2.2m** which includes a large shower facility with fixed walk around shower screen, wash hand basin with storage cupboards beneath, low level WC and a heated towel rail. The **Shower** for Bedrooms Two and Three is fitted with a quadrant shower enclosure, wash hand basin with storage cupboards beneath, low level WC and heated towel rail.

#### Services

Mains water, electricity, drainage. Electric heating.

#### Viewing

Strictly by Appointment only with Cheshire Lamont Tarporley office.

#### Tenure

Leasehold, 999 years from 2020. Ground Rent £495 per annum to be reviewed in June 2035. Service charge for the property which is currently set at £6412.03 for the financial year ending 28th February 2025.

#### Directions

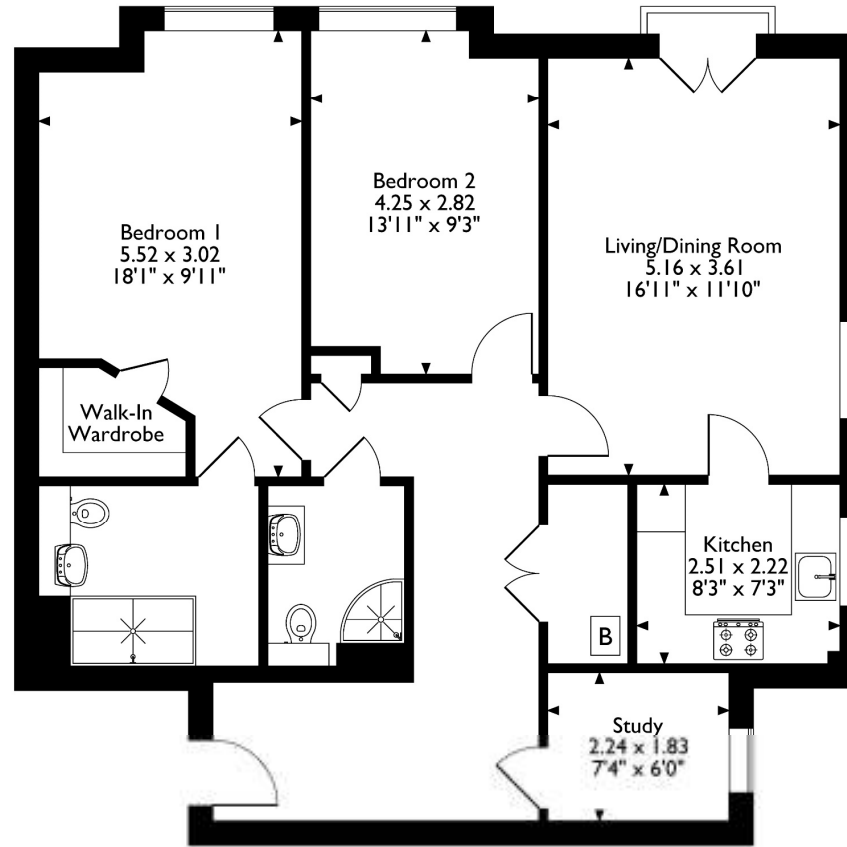
##### What3words : [tunes.lessening.rival](#)

From Malpas proceed down the High Street passing The Cross on the right hand side and the Co-Op on the left immediately prior to reaching 'The Laurels Doctors Surgery' on the right hand side the Cedars will be observed on the left.



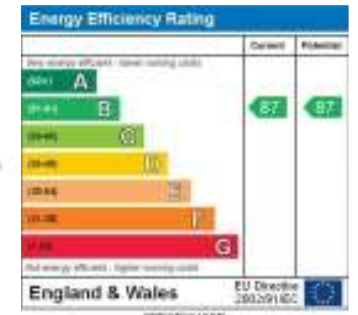


## Approximate Gross Internal Area 947 sqft/88 sqm



**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. Unauthorised reproduction is prohibited.



**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.

CH01 Ravensworth 01670 713330

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

7 Chestnut Terrace  
Tarpорley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441