



52 The Grange, Davenport Close, Tattenhall

**CHESHIRE
LAMONT**



52 The Grange, Davenport Close, Tattenhall, CH3 9FQ

This stunning first floor two bedroomed apartment is situated at the Gifford Lea “Inspired Village Development” and overlooks the landscaped gardens. The apartment is situated within ‘The Grange’ which also houses the onsite swimming pool and leisure facilities as well as the restaurant, coffee/bar, library and communal living rooms.

- Entrance Hall, Living Room with well-appointed Kitchen area off.
- Two large double bedrooms, two Bath/Shower Rooms (One Ensuite).
- Balcony from the Living Room overlooking the well maintained landscaped communal gardens.
- Underfloor heating runs throughout the apartment.
- On site facilities include Swimming Pool and Spa, Gymnasium, Hobby/Craft Room, Library, Cafe Bar, Lunch Time Restaurant, Evening Restaurant, Sitting Room.
- The apartment is fitted with an alarm call device which can reach someone 24 hours a day for peace of mind and reassurance.
- Age restriction of 65 years or over.

Location

The property is situated in Tattenhall, a characterful Cheshire village, which provides a grocery store, butcher's, chemist, post office, two pubs, nursery school and a variety of small stores. Central to the village and village life is the Church which dates back to Norman times. There is also the Victorian Barbour Institute which prides itself on offering numerous courses and activities. Chester City Centre is readily accessible. On a recreational front, the village has a sports club providing a gym, cricket, football, running, racquet ball, squash, tennis and netball sections, with rugby and hockey clubs as well as six golf courses within fifteen minutes' drive, delightful walks can be enjoyed on the Peckforton and Bickerton Hills.

Accommodation

Accessed from a spacious 2m wide communal Landing area which accesses five apartments. The front door of the apartment opens to the **Reception Hall** which in turn gives access to the **Living/Dining Room** with a well-appointed **open plan Kitchen area off** creating a **6.7m x 4.0m area overall**.



The **Living/Dining Room 4.0m x 3.7m** deepening to 4.9m is fitted with an aesthetically pleasing focal point electric log effect stove and has a set of glazed double doors opening onto a balcony which provides attractive elevated views over the communal landscaped gardens. The **Kitchen area 2.3m x 2.9m** is fitted with Shaker style wall and floor cupboards and Neff appliances which include a four-ring induction hob, fan assisted oven, microwave, slimline dishwasher, fridge freezer and a washer dryer.

The **Master Bedroom Suite 6.7m x 3.5m** overall includes a large **Double Bedroom 5.2m x 5.5m** overlooking the attractive landscaped garden, a walk in wardrobe and a well-appointed **Ensuite Shower Room** fitted with a **Large Shower Facility** with fixed walk around shower screen, low level WC, wash hand basin, heated towel and a heated tiled floor. **Bedroom Two 4.9m x 3.7m** is a further generous double bedroom with built in wardrobes and also overlooks the attractive landscaped courtyard gardens. The well-appointed **Bathroom** is fitted with a panelled bath with shower facility above, low level WC with enclosed cistern, wash hand basin, heated towel rail and is finished with a heated tiled floor.

Tenure

- Leasehold.
- 125 years from 2017.
- Ground Rent £600 per annum.
- Management Charge £8,500 per annum (£708.33 per month).

Viewings

Via Cheshire Lamont Tarporley office on 01829 730700.





Directions

What3words: slurping.rigid.potions

From the centre of Tattenhall proceed down the High Street past Church Bank following the road round a sharp right hand bend, proceed for a further 1/4 mile and shortly after passing Covert Rise the development will be found on the right hand side. Turn right into the development and first left into Davenport Close.



Facilities

The Wellness Spa and Relaxation Pool

Offering a haven of tranquillity, the wellness spa has been created to encourage indulgence and relaxation whilst also supporting your health and wellbeing. Just imagine starting each day with a dip in the pool.

Beauty Salon and Hairdressers

Pampering doesn't get better than this and it's all on your doorstep. Your very own professional stylists who have just one thing on their mind - making you look and feel as great as you deserve.

Bistro Restaurant

Offering the finest and freshest food, all ingredients are locally sourced using quality butchers, fishmongers and greengrocers from across Cheshire. Reservations are required.

Café-Bar

A great place to pop in and pass a little time with the papers or a good book. Serving light meals, hot and cold drinks, and ground coffee is something really special.

Room Service

You don't even have to leave your Inspired home to experience the great tastes on offer. Room service delivered straight to your door.

Landscaped gardens

Enjoy a leisurely stroll around the grounds with neatly cut lawns, pristine pathways and manicured hedges.

Gym and studio

The suite features a collection of gym equipment - all specially selected for its accessibility and ease of use. This fitness space offers the flexibility for individual exercise, personal training sessions and low-impact group fitness classes.

Library

Like to read, want to start or just fancy browsing a few titles to see what you can find? There'll be a quiet corner for you to tuck yourself away and let your imagination take you to wonderful places. There's no better place to relax with a book, or to simply watch the world go by.

Concierge / chauffeur

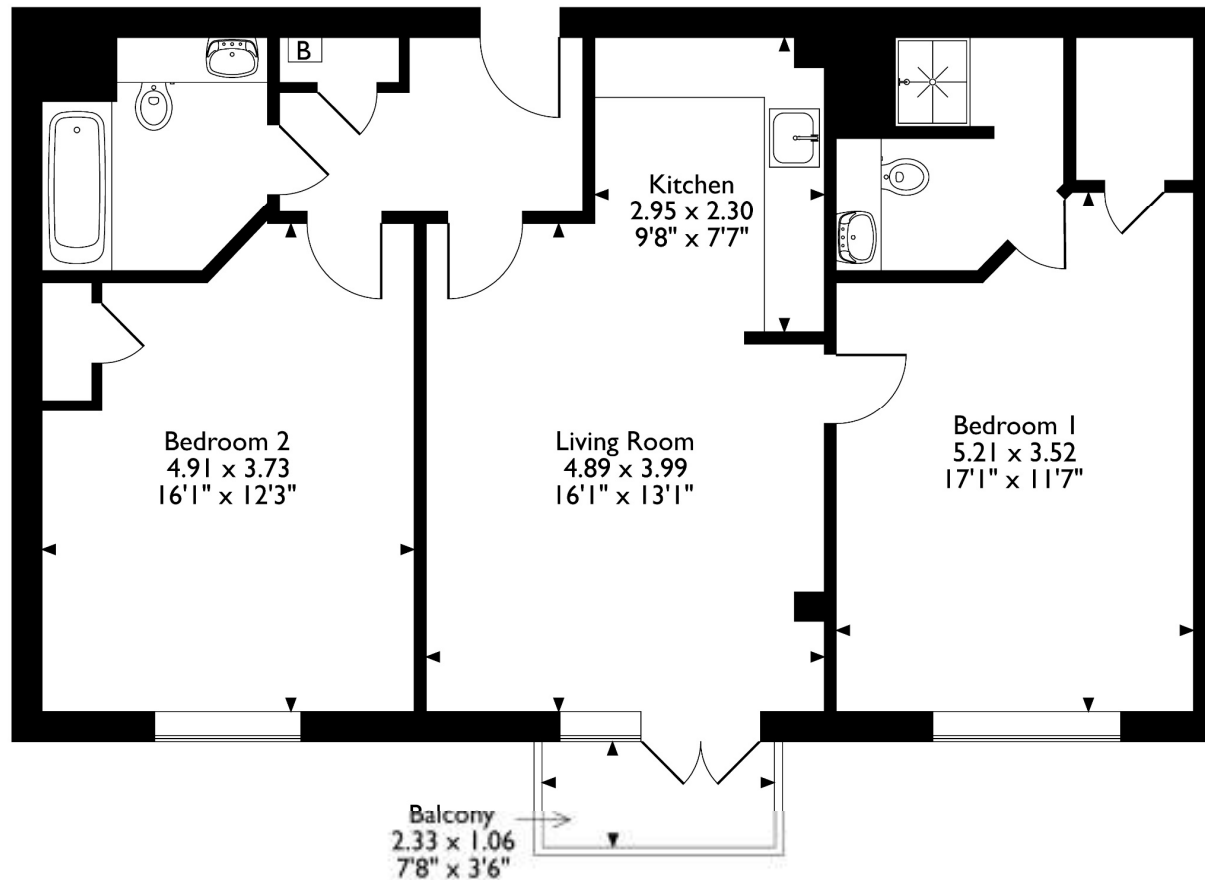
For local shopping trips or travel further afield chauffeured transport service can be reserved by individuals, couples, or in small groups, if preferred.

NHBC Guarantee

All our properties are covered under the NHBC/Premier Guarantee scheme for the first 10 years of the build

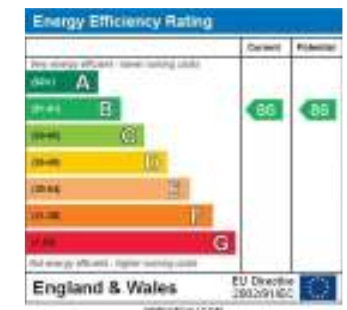


Approximate Gross Internal Area 840 sqft m/78 sqm



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. Unauthorized reproduction is prohibited.





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