



CHESHIRE
LAMONT

A truly magnificent light and airy two Bedroom apartment offering well-proportioned characterful accommodation overlooking Tarporley High Street and benefiting from resident parking.

- Spacious Entrance Hall/Reception Room with feature staircase, 20' x 17 Living Room with 10' ceiling heights, 17' Kitchen Diner, Utility.
- Two well-proportioned Double Bedrooms and Two well-appointed Shower Rooms both fully refitted to a high specification by Vale Bathrooms of Tarporley.
- Residents parking and Residents shared walled garden.
- Hive heating technology.

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 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 within the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

Chester 10.5 miles Nantwich 9.5 miles Crewe Station 13.5 miles

Accommodation

1 Park Road is accessed via an impressive shared **Entrance Foyer** finished with an attractive tiled floor, complemented by detailed coved ceilings, the front door of No 2 is on the ground floor. A panel front door gives access to this impressive apartment with a spacious **Multi Purpose Reception Hall 4.5m x 3.8m** which doubles up as an additional reception accommodation or alternatively Home Office, a feature staircase rises to the first floor living and bedroom accommodation, with useful large storage cupboard beneath the stairs there is also a door to **Utility Room/Cupboard 2.2m x 1.1m** this is plumbed for a washing machine and has space for a condenser dryer. The magnificent **Living Room 6.1m x 5.2m** is a light and airy well-proportioned



Reception Room with 10' 3 ceiling heights, South and West facing windows, detailed coved ceilings, bay window overlooking Tarporley High Street and fireplace incorporating a feature fireplace (non operational) with cast iron surround set on a raised tile half with timber mantel. Double doors open to the **Kitchen/Diner 5.2m x 3.3m** this is fitted with wall and floor cupboard by the Cabinet Room of Tarporley complemented with granite work surfaces and a peninsular unit finished in oak creating a four person breakfast bar. Appliances include a double oven with four burner gas hob and extractor canopy above, integrated dishwasher and an undercounter fridge. Oak flooring runs throughout and continues into the Dining Area which comfortably accommodates and eight/ten person dining table. There is a large South West facing window overlooking the High Street.

Bedroom Accommodation

The **Master Bedroom 5.1m x 2.9m** includes fitted wardrobes running the full width of one wall and a well-appointed **En-suite Shower Room** (formerly a bathroom) which was supplied by Vale Bathrooms of Tarporley, comprising large 5'6 wide shower enclosure with drench shower head, wash hand basin set into vanity unit with storage cupboard beneath, enclosed low level WC, fully tiled walls, tiled floor and contemporary towel rail incorporating a mirror. **Bedroom Two 3.7m x 3.4m**, is a further good sized double bedroom with adjacent **Shower Room**, also supplied by Vale Bathrooms, comprising large tiled shower enclosure, wall mounted wash hand basin with drawer unit beneath, low level WC, contemporary towel rail, tiled floor, feature 5' wide mirror and useful storage cupboard incorporating gas fired central heating boiler.

Externally

At the rear of the property there is a tarmacadam car park for the benefit of the residents on the basis of one space per property with a door way off the car park leading into a walled courtyard garden which is for the sole benefit of the residents of the apartments.

Directions

From our office on the High Street cross over at the pedestrian crossing and proceed up the Park Road, the door to Park 1 will be found on the left hand side. Flat 2 is accessed from the communal Reception Hall on the ground floor.

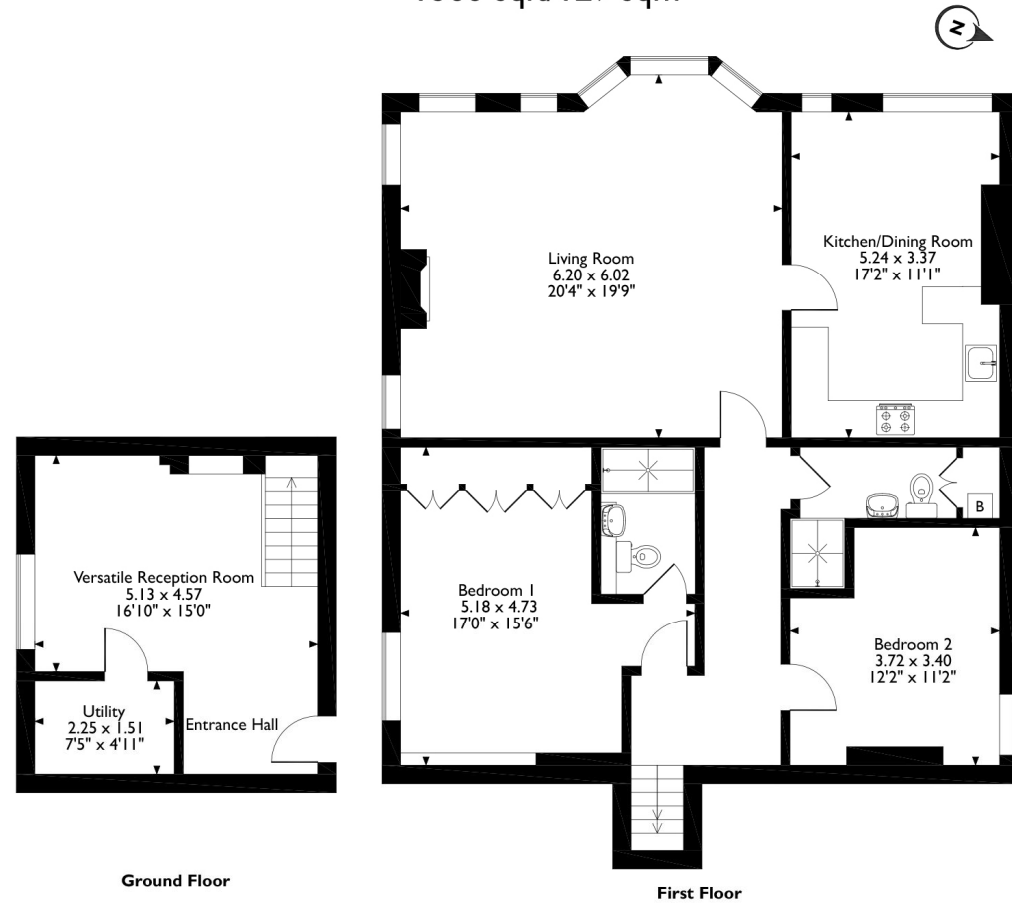
Tenure

Leasehold (remainder of 999 year lease), with 25% share in the Management Company which owns the Freehold of the building. Management charge £550 per annum.





Approximate Gross Internal Area
1388 sqft/129 sqm



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.

Services

Mains Water, Drainage, Electricity and Gas, Council Tax Band C.

Viewings

Strictly by appointment with Cheshire lamont Tarporley.

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.

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