



CHESHIRE
LAMONT

Old Hall Street, Malpas

10, The Cedars Old Hall Street Malpas, SY14 8NG.

Located just 15 miles south of the historic city of Chester, Malpas is an affluent village and a wonderful place to live. The McCarthy Stone Retirement Living development The Cedars is right in the heart of this small town, which means you're within walking distance to the local bakery, deli, and Co-op store. The development itself is home to a close-knit community, with just 8 one bedroom and 15 two bedroom apartments exclusively for those over 60.

- Spacious living room opening onto a private terrace with a south easterly aspect overlooking the communal gardens and Cheshire fields beyond.
- Modern fully fitted kitchen, large laundry room, spacious hallway, fitted and tiled shower room with level access shower.
- Large double bedroom with walk-in wardrobe.
- Wall mounted energy efficient radiators, smoke detectors and air purification system throughout.
- 24 hour emergency call system.

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.



FLAT 10

This beautiful upgraded one bedroom ground floor apartment has been professionally interior designed with bespoke built in cabinetry, made to measure curtains and blinds, designer light fittings, Farrow & Ball paint and brand new carpets throughout.

Communal facilities include a homeowners lounge where social events and activities take place and landscaped gardens with patios and seating. There is guest suite accommodation which can be booked (fees apply). There is also a House Manager on site and a 24-hour emergency system installed in every apartment. For those with limited mobility, you'll be well looked after - there's an on-site scooter store, car parking and lift access to all floors.

The development is just moments from a pharmacy, dry cleaners, post office and Malpas high street boasts a health centre, dentist, pubs, restaurants and a church. Just opposite the development is the Malpas surgery and gorgeous views of the sweeping Cheshire countryside.

Services

Mains water, electricity, drainage. Electric heating.

Viewing

Via 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 £366 per month.

Directions

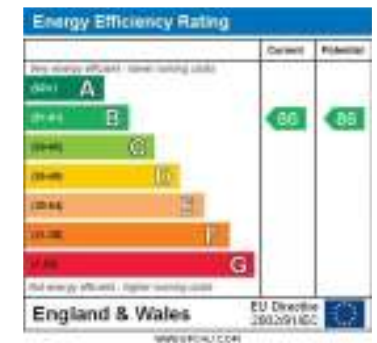
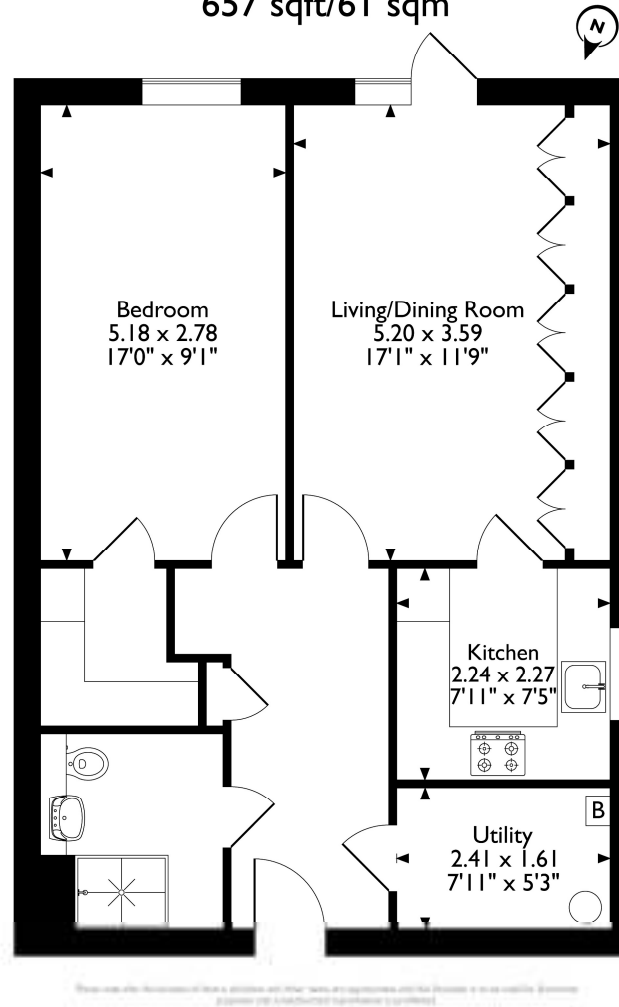
What3words : tunes.lessening.rival

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
657 sqft/61 sqm



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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