



CHESHIRE
LAMONT

Malpas

3 The Cedars Old Hall Street, Malpas, SY14 8NG

The Cedars is a development of apartments for the over 60's community, situated within walking distance of the facilities in Malpas village. Apartment 3 is a well proportioned one bedroom ground floor flat offering attractive views over the communal gardens. 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.

- Spacious Hallway with large walk in utility cupboard/house keepers cupboard off.
- Entrance Hall, Spacious Living/Dining Room opening onto a paved terrace with attractive landscaped gardens beyond.
- Modern Fitted Kitchen with integrated fridge freezer cooker and hob.
- Large Double Bedroom with walk in wardrobe, spacious well appointed Shower Room.

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

A communal hallway on the ground floor gives access to this one bedroomed apartment. The front door opens to a **Hallway** with utility cupboard off, Living/Dining Room, Large Double Bedroom and Shower Room. The open plan **Living/Dining Room 7.0m x 3.4m** (max dimensions) has a dining area with glazed doors opening onto and overlooking the garden.



Off the living area there is a **Kitchen** fitted with wall and floor cupboards and a work surface incorporating a sink unit and drainer as well as a four ring ceramic hob with extractor above. There is a fan assisted oven and integrated fridge freezer.

The large **Double Bedroom** 6.4m x 2.9m dimensions include a walk in wardrobe and space for a Dressing Table or desk. The well appointed **Shower Room** is fitted with a large 1.6m shower tray, wash hand basin with cupboards beneath, low level WC and heated towel rail. The **Utility/House Keepers Cupboard** 2.0m x 1.6m is plumbed for a washing machine.

Services

Mains water, electricity, drainage, electric heating.

Tenure

999 Year leasehold. Service charge approximately £366 monthly for the financial year 2025/2026 which includes water but not electricity. Ground Rent £450 per year.

Viewing

Via Cheshire Lamont Tarporley Office on 01829 730700.

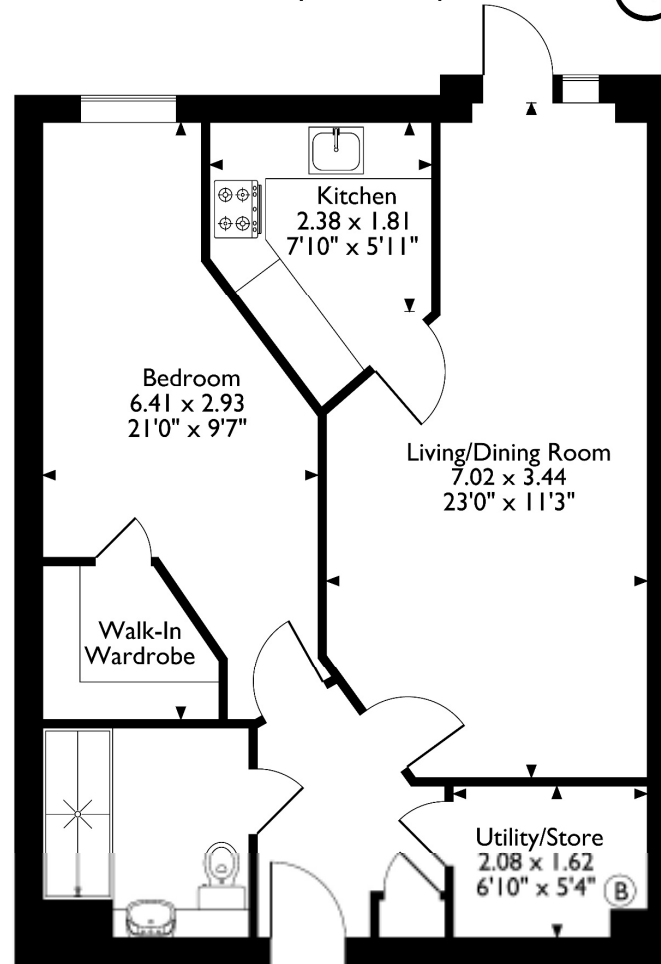
Directions

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.

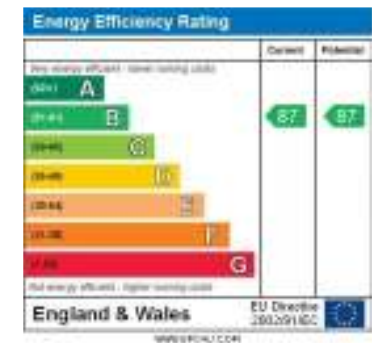


Approximate Gross Internal Area
57 Sq M/614 Sq Ft



Ground 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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