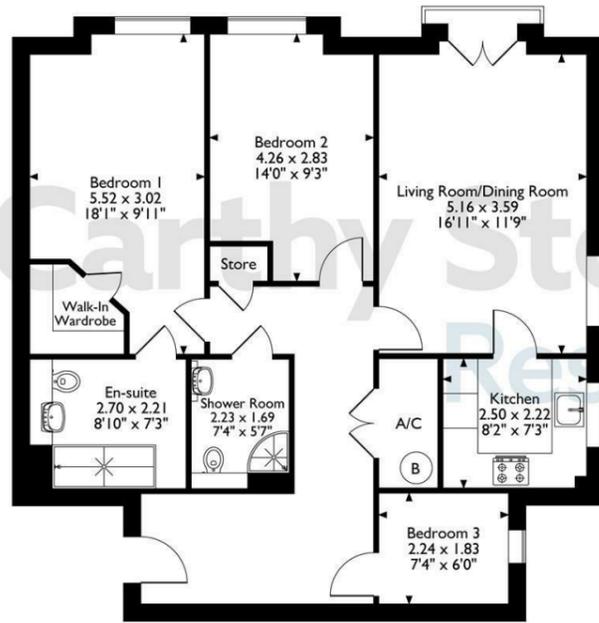


19 The Cedars, Old Hall Street, Malpas  
Approximate Gross Internal Area  
86 Sq M/926 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**19 The Cedars**

Old Hall Street, Malpas, SY14 8NG



**Asking price £280,000 Leasehold**

A VERY WELL PRESENTED TWO BEDROOM retirement apartment located on the FIRST FLOOR, double French doors open out to a JULIET BALCONY with EXTENSIVE VIEWS over the surrounding COUNTRYSIDE. Located just 15 miles south of the historic city of Chester, Malpas is an affluent village and a wonderful place to live.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# The Cedars, Old Hall Street, Malpas

2 bed | £280,000

## Local Area

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 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.

The apartments feature fully fitted kitchens with double glazed windows for energy efficient heating. There are two Sky/Sky+ connection points in the living room and bedroom as well as telephone connection. Selected apartments also feature walk-in wardrobes. Enjoy the exclusive Homeowners' Lounge and invite visitors to stay overnight in the dedicated guest suite. 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 (available to purchase) and lift access to all floors.

## Entrance Hall

Front door with spy hole leads to the large entrance hall with illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Further doors lead to the living room, bedrooms, study and shower room.

## Lounge

The bright and airy, dual aspect lounge with a Juliet balcony enjoying open views of the countryside and the developments landscaped gardens. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets, raised electric power sockets. A partially double glazed door lead onto a separate kitchen.

## Kitchen

Fully fitted kitchen with a range of white gloss low and eye level units and drawers with a complimenting work surface. UPVC double glazed window overlooking communal gardens and enjoying far reaching countryside views. Composite sink with mono lever tap and drainer. Waist level oven, ceramic hob, cooker hood and integral fridge & freezer.

## Bedroom

Double bedroom, again enjoying countryside views and overlooking the communal gardens with the benefit of a built in walk in wardrobe with hanging rails and shelves. Ceiling lights, TV and phone point. Door to ensuite.

## Ensuite

Partially tiled shower room with triple length walk-in level access shower with glass shower screen, and handrail. WC, vanity unit with wash basin and mirror above. Shaving point, electric heated towel rail and extractor fan.

## Bedroom 2

Double bedroom enjoying views of the countryside and communal gardens. Ceiling light, TV and phone point.

## Study

A bonus room which could be used as a study, small bedroom or storage room. Window overlooking the developments gardens and countryside views beyond. Ceiling light, TV and phone point.

## Shower room

Partially tiled and fitted with suite comprising of walk-in shower. WC, vanity unit with wash basin and mirror above. Shaving point, electric heated towel rail and extractor fan.

## Service Charge

- Cleaning of communal windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

The annual service charge is £6,755.43 for the financial year ending 28/02/2027.

## Lease Information

Lease - 999 years from 1st June 2020

Ground rent: £495 per annum

Ground rent review: 1st June 2035

## Additional Information

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

