



Helping *you* move



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

Offers in the Region of

£270,000

A superb two bedroom first floor retirement apartment for the over 60s, situated on an exclusive development in the bustling village of Malpas which has an excellent range of daily amenities.

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

Overview

- Modern First Floor Apartment
- Available to the over 60s
- Fabulous countryside views
- Two Double Bedrooms
- Lounge/Diner
- Well Equipped Kitchen
- En Suite and separate Shower Room
- Parking Space
- Beautiful Communal Gardens
- EPC B, Council Tax Band tbc
- Leasehold



Situated on an exclusive McCarthy Stone retirement development for the over 60s, this modern two-bedroom first-floor apartment enjoys an enviable position in the bustling South Cheshire village of Malpas, with its excellent selection of everyday amenities close at hand. Designed for comfortable, independent living, the development offers an exceptional range of facilities, including a dedicated on-site House Manager, lift access to all floors, a secure entry system, an elegant communal lounge, and beautifully landscaped communal gardens with stunning views across the surrounding countryside. The apartment itself offers spacious and well-appointed accommodation, comprising a welcoming entrance hall, a generous lounge with French doors opening onto a Juliet balcony, and a modern fitted kitchen complete with integrated appliances. There are two double bedrooms, including a superb principal bedroom featuring a walk-in wardrobe and en-suite shower room, while a separate shower room provides additional convenience. Further enhancing the property's appeal is a designated parking space located to the front of the development, making this an ideal opportunity for those seeking a secure, low-maintenance home in a highly desirable village setting.

LOCATION

Malpas is a busy village in South West Cheshire, it has a good range of daily amenities including restaurants and a selection of shops. Whitchurch is 5 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



TENURE

We are advised that the property is Leasehold having a 999 year lease commencing 1st June 2020 with 993 years remaining and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

SERVICE CHARGE AND GROUND RENT

We are advised that McCarthy and Stone Management Services Ltd manage this property and the current service charge is £6,755.40 per annum and the current ground rent is £495. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

SERVICES

We are advised that mains electricity, water and drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk



DIRECTIONS

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Continue on past the doctor's surgery and the development can be found on the right hand side.

LOCAL AUTHORITY

Council Tax Band TBC. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC B. The full energy performance certificate (EPC) is available for this property upon request.

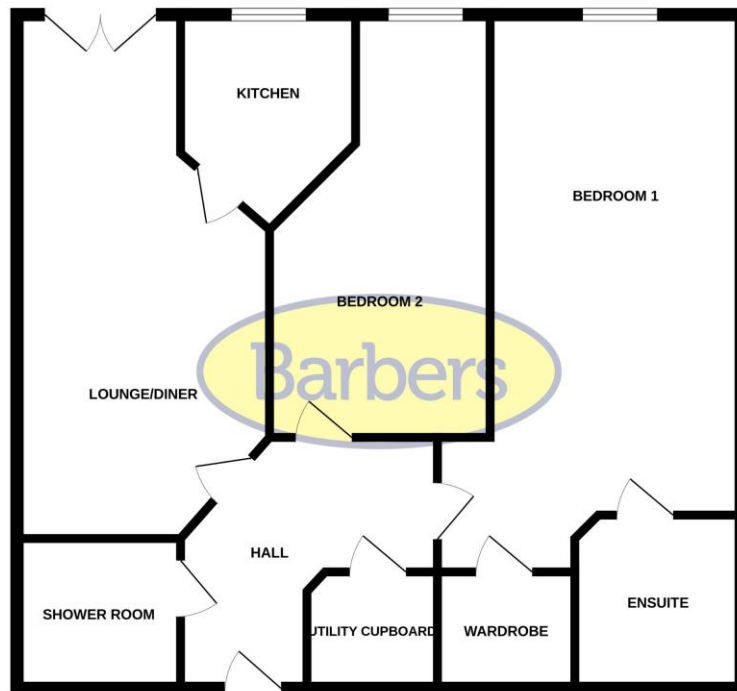
METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WH40673 15826



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2025

LOUNGE/DINER
23' 3" x 11' 3" (7.09m x 3.43m) max

BEDROOM ONE
23' 9" x 9' 9" (7.24m x 2.97m) max

KITCHEN
9' 7" x 7' 8" (2.92m x 2.34m) max

BEDROOM TWO
18' 9" x 9' 6" (5.72m x 2.9m) max

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.