



Old Mill Place, Tattenhall  
Chester

CHESHIRE  
LAMONT



# 12 Old Mill Place, Tattenhall, Chester. CH3 9RJ

Centrally positioned within Tattenhall Village this well appointed two bedroom ground floor apartment benefits from two car parking spaces and being within walking distance of the village school and facilities

## Location

The property is situated in Tattenhall, a characterful Cheshire Village, which provides a grocery store, chemist, post office, three pubs, nursery school, dentist and doctors surgery. Central to the village and village life is the Church which dates back to Norman times. There is also the Victorian Barbour Institute which prides itself on offering numerous clubs and activities. The well-regarded primary school is also situated just off the high street, the larger villages of Tarporley and Malpas have further shopping facilities and are just ten to fifteen minutes' drive away, alternatively Chester City Centre is readily accessible. On a recreational front, the Village has a sports club providing a gym, cricket, football, running, racquet ball, squash, tennis and netball sections, with rugby and hockey clubs as well as six golf courses within fifteen minutes' drive, and delightful walks can be enjoyed on the Peckforton and Bickerton Hills.

## Accommodation

A communal **Reception Hall** on the ground floor leads to an inner hallway which in turn leads to a panel front door opening to the **Entrance Hall** for apartment No.12. The Entrance Hall gives access to a living room, kitchen, two bedrooms and a bathroom. The **Living Room 4.3m x 3.6m** overlooks the front and has an electric fire for aesthetic purposes. The **Kitchen 2.9 m x 1.8 m** overlooks the rear and is fitted with modern gloss fronted wall and floor cupboards and granite effect work surfaces incorporating a stainless-steel sink unit and drainer, along with four ring electric hob with oven beneath and extractor above. There is space for a freestanding fridge freezer and plumbing for a washing machine. **Bedroom One 3.2m x 3.1m** overlooks the front. **Bedroom Two 2.9m x 2.8 m** overlooks the rear (dimensions include a recess for a wardrobe/desk). The bathroom provides a panel bath with shower above, wash hand basin with storage cupboard beneath, low level WC and heated towel rail.

## Externally

2 allocated car parking spaces

## Tenure

Leasehold - 973 years.

## Services

Mains Electricity and Water.

Service Charge £1,700 per annum.

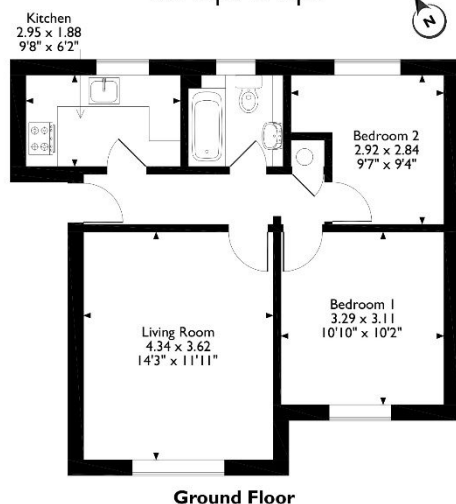
Ground Rent £63.00 per annum

## Directions

### What 3 Words - flame.intrigued.lawyer

Proceed down Tattenhall High Street passing Church Bank on the right and immediately prior to the Barbour Institute turn left into Old Mill Place and the property will be found halfway down Old Mill Place on the left-hand side.

Approximate Gross Internal Area  
527 sqft/49 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-10)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
England & Wales		