



**Delightful two bedroom ground floor retirement apartment situated in a highly desirable location within walking distance of Tarporley High Street with allocated parking and communal gardens.**



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## DESCRIPTION

A well presented two bedroom ground floor apartment forming part of a purpose built retirement development for persons over the age of 55 in the popular village of Tarporley. The accommodation briefly comprises; entrance hall, storage cupboard, spacious living room, fitted kitchen, two bedrooms and a well appointed bathroom. The property benefits from gas central heating and double glazing.

Externally there are communal garden areas for the use of the residents. The property has allocated parking. There is no onward chain involved in the sale of this property.

## LOCATION

Rathbone Park is only a short walk away from the Georgian High Street of Tarporley - one of Cheshire's most highly regarded villages that boasts a diverse selection of amenities including a community centre, tennis courts, convenience stores, fashion boutiques, cafes, restaurants, public houses, Post Office, doctors surgery, dentist, three Churches and a very impressive bus route.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canal and the outstanding Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail.

Whilst the area is renowned for its outstanding natural beauty, the apartment also offers an excellent base for the business traveller. In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key to areas of commerce and interest.

With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester – Manchester or Liverpool – London lines. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes.

Two international airports can be located within 45 minutes drive – Liverpool John Lennon International Airport and Manchester International Airport.

## ROUTE

From our office in the centre of Tarporley, turn left and take the next left turning onto Park Road. Proceed up Park Road and continue following it along the right hand bend. Having reached an area on the straight, Rathbone Park can be found on the right hand side with the subject property being located to the rear of the development on the right hand side.

## VIEWING

By appointment with the Agents' Tarporley office.

## SERVICES

We understand that mains water, electricity, gas and drainage are connected.

## TENURE

We believe the property is leasehold tenure.

There is a monthly service charge payable of circa £108 pcm which includes:-

- . Building insurance
- . Communal area maintenance including gardens
- . Gutter clearance
- . Window cleaning to the exterior
- . Critical exterior painting
- . Day-to-day repairs
- . Helpline

## OUTSIDE

There is allocated parking for one vehicle, visitors parking and a communal garden.

## ENTRANCE HALL

21'9" x 7'6" max (6.65 x 2.29 max)

Wooden door with decorative obscure glass through to the hallway with gold furniture. Two ceiling light points, wall mounted British Gas thermostat, radiator, Turnstall Piper Haven call button and smoke detector. Door to a large useful under stairs storage cupboard. Doors through to living room, bedroom one, bedroom two and bathroom.

## LIVING ROOM

16'7" x 9'10" (5.08 x 3.00)

UPVC double glazed window overlooking the side. Ceiling light point. Two wall lights. Radiator. Telephone point. Coal effect electric fire with tiled hearth and decorative wooden surround. Door through to kitchen.



## KITCHEN

9'8" x 5'8" (2.97 x 1.75)

A selection of wall and base level units incorporating drawers and cupboards with granite effect laminated work surfaces. Inset single stainless steel sink unit with chrome taps and tiling to worksurface areas. Space for tall fridge freezer, washing machine and hob with concealed extractor above. Wall mounted Worcester Green Star 24i Junior combi boiler. Ceiling light point. Radiator. Vinyl flooring. Wall mounted extractor. UPVC double glazed window overlooking the side.



### PRINCIPAL BEDROOM

10'7" x 9'6" (3.23 x 2.92)

UPVC double glazed window. Ceiling light point. Radiator.



### COUNCIL TAX BAND: C (Cheshire West and Chester Cou

Cheshire West and Chester - Band C.



### BEDROOM TWO

9'8" x 6'5" (2.95 x 1.96)

UPVC double glazed window. Ceiling light point. Radiator.

### ANTI MONEY LAUNDERING REGULATIONS

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.



### BATHROOM

6'5" x 6'7" max (1.98 x 2.01 max)

A three piece suite incorporating; bath with Mira Zest shower over, pedestal wash hand basin with chrome taps, tiled splashback and low level w.c. Partially tiled walls with feature decorative tile. Ceiling light point. Extractor fan. Radiator.

## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**Wright Marshall**  
Estate Agents

