



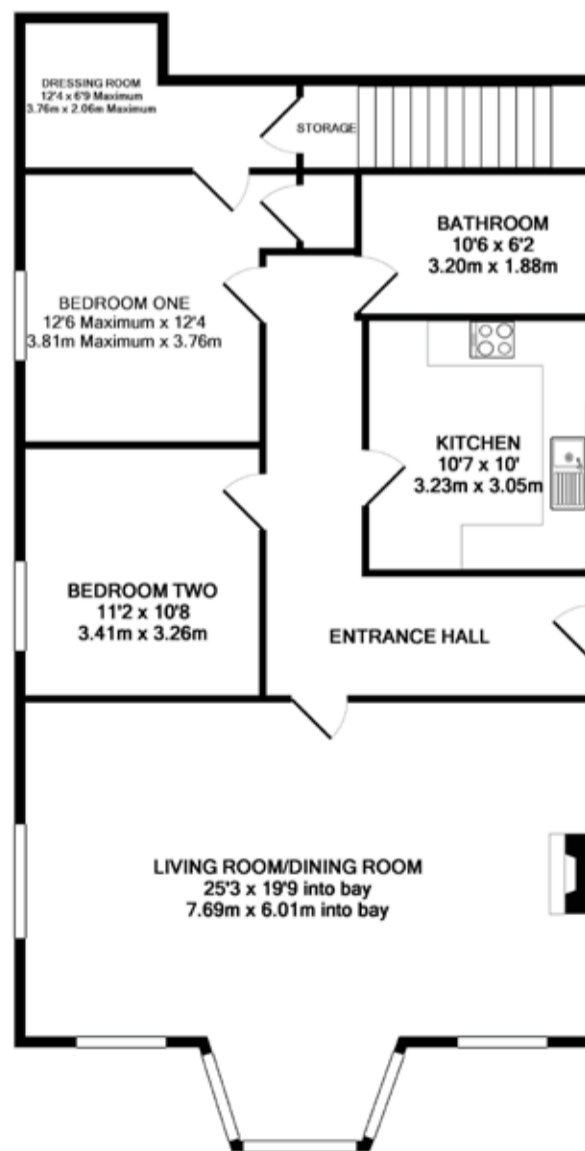
Floor Plans

(Not to scale)



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TOTAL APPROX. FLOOR AREA 1120 SQ.FT. (104.1 SQ.M.)
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Cholmondley

Vale Royal Abbey, Whitegate, Cheshire CW8 2BA

 1 Reception Rooms  2 Bedrooms  1 Bathrooms

An immaculately presented two double bedroom ground floor apartment accessed directly through an external door. Benefitting from spacious accommodation of approximately 1,120 sq.ft. this home is ideal for a variety of buyers. Viewing is highly recommended.

LOCATION

Vale Royal Abbey is a beautiful Grade II listed mansion and is located in the pretty village of Whitegate which houses its own Church and Primary School. A few minutes away is Cheshire Polo Ground, Oulton Park and the award winning Hollies restaurant and shopping experience. Hartford and its amenities is 2.9 miles away and is known for its excellent schools and college. Chester is a 12 mile drive away and the village of Tarporley and the town of Knutsford each with their own bustling restaurants, shopping and individual night life are close by. Cholmondley is also close to the motorway and rail network and within 40 minutes of both Manchester and Liverpool airport.

DIRECTIONS

From our office in the centre of Tarporley proceed towards Chester. At the roundabout take the third exit onto the A49 and proceed to the first set of traffic lights. Continue through the lights, passing Nunsmere Hall on the right hand side and at the next crossroads turn right onto the A556 (Chester Road). Continue for approximately 1.8 miles passing the 40mph speed camera and via to the left before the bridge onto Chester Road (A559). At the junction turn right, continue over the bridge and follow the road for 1.9 miles and then turn left into St. Mary's Drive. St. Mary's Drive becomes Vale Royal Drive and Vale Royal Abbey will soon be seen on the right hand side.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

Introduction

Cholmondley is a beautifully presented ground floor apartment benefitting from its own external entrance located within the historic Vale Royal Abbey building at Whitegate and enjoys views over the adjoining golf course. Vale Royal Abbey was originally a Cistercian Abbey and the original stones of the Abbey were used for the current building where there are 12 fabulous, unique and individual apartments sharing private gardens and overlooking the spectacular Victorian garden pond. The apartment also benefits from a communal cellar situated at the front of Vale Royal Abbey. Owners can store items in a pre designated area.

Entrance Hall

Solid Oak front door, Karndean flooring, double radiator, plate rail, coving to ceiling, ceiling rose.

Living/Dining Room 7.7m (25'3) x 6.02m (19'9) into bay

Window to side, three windows to front with secondary glazing including one large bay window, four double radiators, fitted carpet, ceiling rose, coving to ceiling, feature gas fire with marble backing, hearth and Minster Stone surround.

Kitchen 3.23m (10'7) x 3.05m (10')

Fitted with a range of matching wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, window to side, sink unit with drainer and swan style mixer tap, tiled floor, fully tiled walls, fitted chrome towel rail, fitted NEFF microwave, integrated NEFF double oven, integrated NEFF halogen hob with extractor fan over, built in fridge/freezer, built-in dishwasher, space for washing machine/dryer, wine rack, inset downlighters.

Bedroom One 3.81m (12'6) max x 3.76m (12'4)

Window to side with secondary glazing, fitted carpet, double radiator, fitted bedroom furniture, built-in cupboard. Door leading to:

Dressing Room 3.76m (12'4) x 2.06m (6'9) max

Fitted with wardrobe space, shelving and drawers, fitted carpet, feature brick archway and coving to ceiling.

Bedroom Two 3.4m (11'2) x 3.25m (10'8)

Window to side with secondary glazing, fitted carpet, double radiator, dado rail, coving to ceiling.

Bathroom 3.2m (10'6) x 1.88m (6'2)

Karndean flooring, low level WC, heated towel rail, free standing bath with central tap, wash hand basin with mixer tap, separate shower cubicle with glass sliding doors, coving to ceiling, extractor fan.

OUTSIDE

There are parking spaces for Cholmondley directly in front of the Abbey. The communal gardens are beautifully landscaped and professionally maintained and sole use for the residents, included in the cost of the management fee.

TENURE

Leasehold. Subject to verification by Vendor's Solicitor.

There is a management fee of £175 monthly which covers the following:-

- Management Company Building Insurance
- Maintenance External Windows / Doors / Walls / Roof External Painting External Lighting Paths /Garden / Driveway Gardens / Paths / Driveways External Drains Communal
- Sky Dish Buyers are advised to seek further clarification and confirmation on the lease, management charges etc through their own legal representative.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band F

POSTCODE

CW8 2BA

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

