

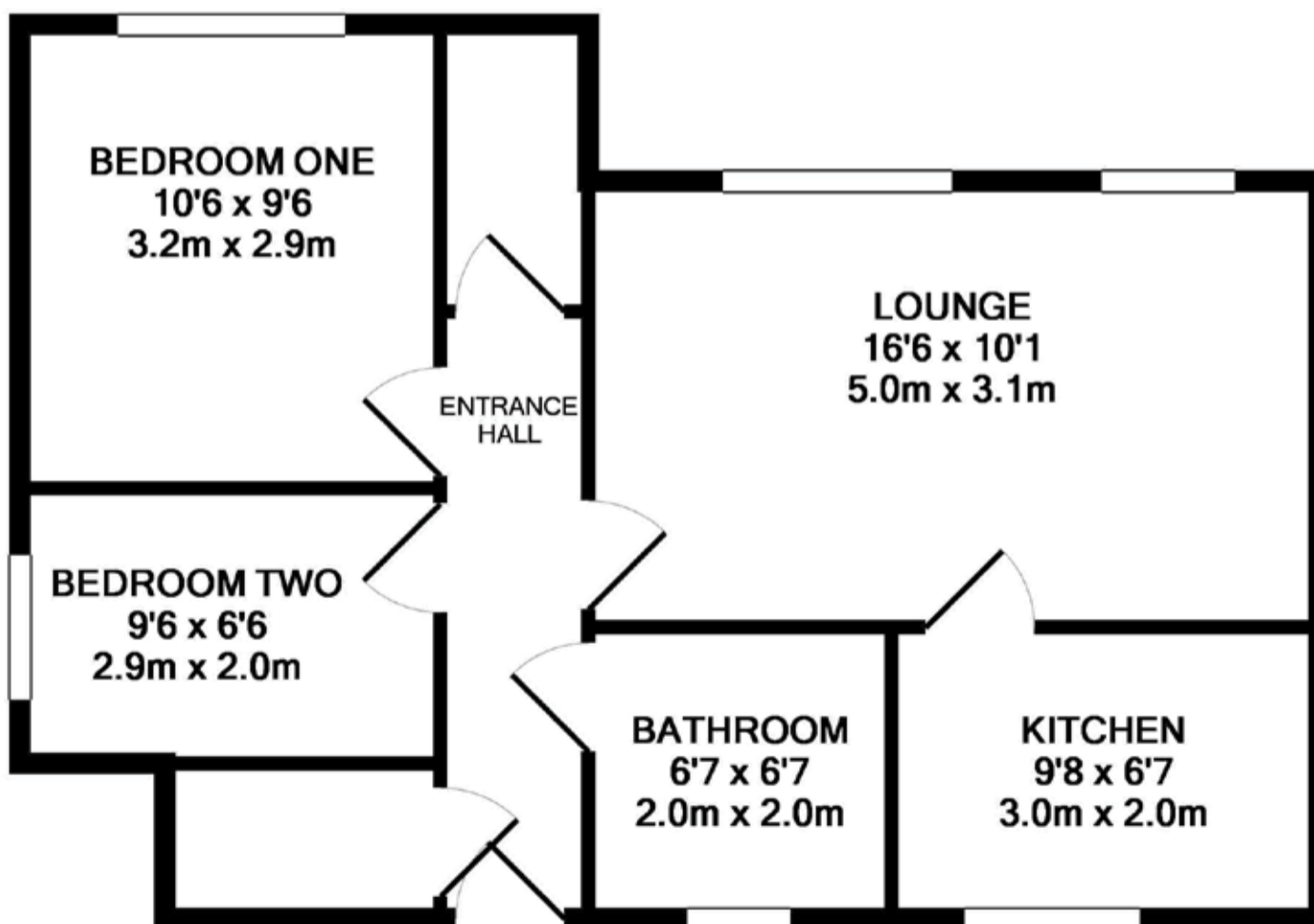


Floor Plans
(Not to scale)



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TOTAL APPROX. FLOOR AREA 525 SQ.FT. (48.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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TARPORLEY

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NORTHWICH


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Cheshire CW9 5BJ

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7 Rathbone Park

Tarporley, Cheshire CW6 0AL

 1 Reception Rooms  2 Bedrooms  1 Bathrooms

A well-presented ground floor over 55's retirement apartment situated in the desirable Rathbone Park development within walking distance of Tarporley village centre.

LOCATION

The award winning village of Tarporley, is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both primary and secondary schools. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.

DIRECTIONS

From our office on the High Street proceed in the direction of Chester and turn right opposite the Swan Hotel onto Park Road. Follow the road round to the right passing the Tarporley Cottage Hospital on the right hand side and Rathbone Park will be found shortly 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.

GROUND FLOOR

Entrance Hall

Radiator and large storage cupboards.

Lounge 5.03m (16'6) x 3.07m (10'1)

Double window overlooking the green, radiator and electric coal effect fire with surround and marble hearth.

Kitchen 2.95m (9'8) x 2.01m (6'7)

Fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, four ring electric oven and grill with extractor fan above, Hotpoint fridge/freezer, Hotpoint washing machine, new Worcester boiler, radiator, cushion flooring, window to rear, shelving and stainless steel sink unit with drainer and mixer taps.

Bedroom One 3.2m (10'6) x 2.9m (9'6)

Window overlooking the green, radiator and mirrored wardrobe.

Bedroom Two 2.9m (9'6) x 1.98m (6'6)

Window to side and radiator.

Bathroom 2.01m (6'7) x 2.01m (6'7)

Built-in unit with shelves and drawers, wall mounted mirror, toiletry shelf and light, tiled area around the panelled bath with a wall mounted shower over, hand basin with a tiled splashback, low level WC, extractor fan, cushion flooring and window to front.

OUTSIDE

Communal Gardens

The property is located in communal gardens being mainly laid to lawn with mature hedging, variety of trees and shrubs and residents parking area.

TENURE

Leasehold. Subject to verification by Vendor's Solicitor. There is a monthly service charge payable of circa £68 pcm - This includes (subject to verification):-

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

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 C.

POSTCODE

CW6 0AL

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

