

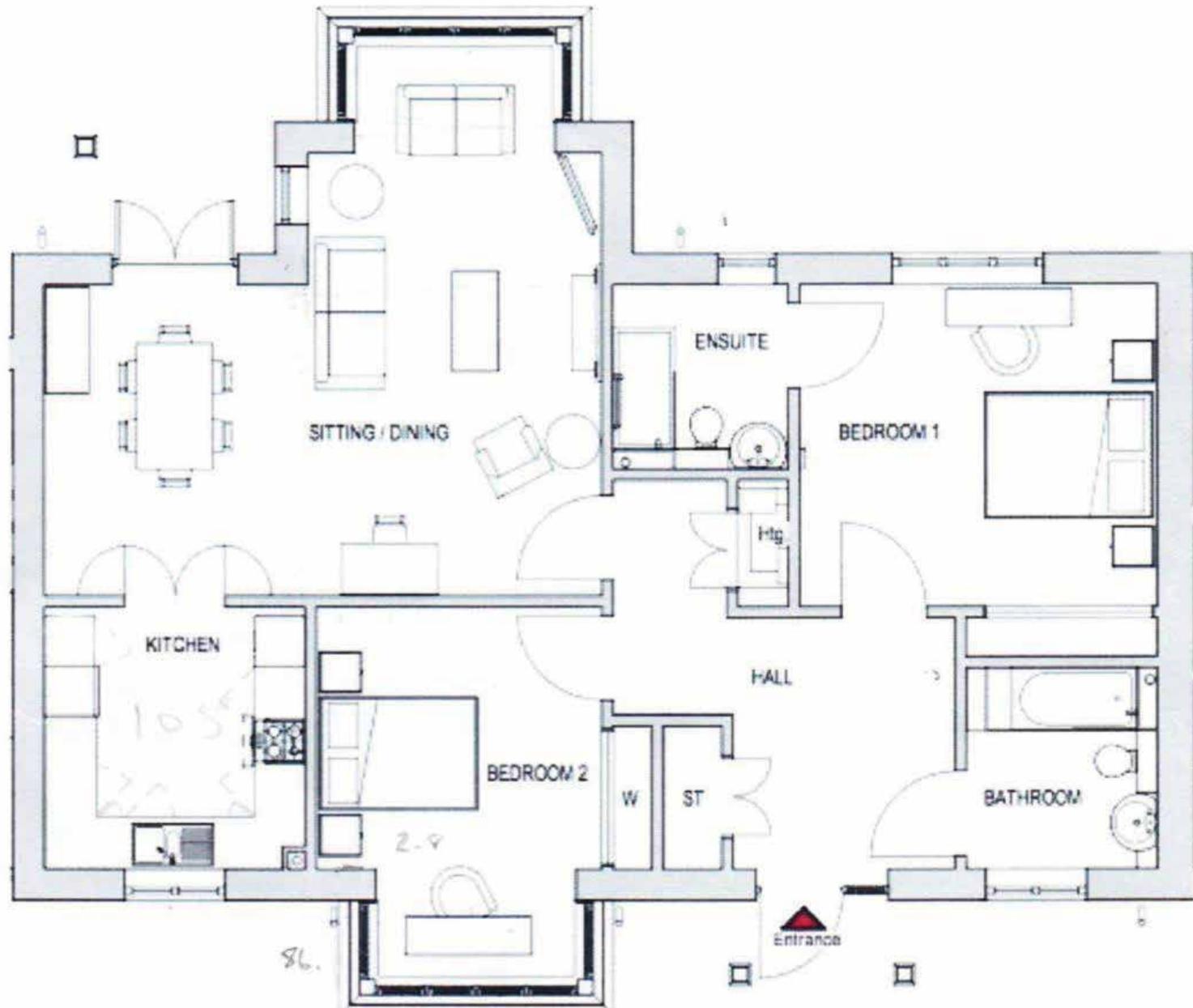


Floor Plans (Not to scale)



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TARPORLEY

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Apartment 5, Oak House

Clough Lane, Tattenhall, Cheshire CH3 9PX

1 Reception Rooms

2 Bedrooms

2 Bathrooms

Set in the idyllic Cheshire countryside, a spacious over 55's retirement apartment positioned within a stunning village development.

LOCATION

Tattenhall is a picturesque village situated within some of Cheshire's most glorious countryside with the nearby Peckforton and Bickerton Hills, and Beeston and Peckforton Castles providing a stunning and dramatic backdrop. The village provides a good range of amenities including general store, post office, butcher, chemist, doctor's surgery, sports centre, public houses, restaurants, and an 'outstanding' OFSTED rated primary school. The nearby A41 allows easy access into the historic city of Chester approximately 9 miles away and also provides a link to the A51, M53, and M56, facilitating travel to a number of commercial destinations within the North-West.

DIRECTIONS

From our office in Tarporley proceed in the direction of Nantwich and turn right just after the Foresters Arms public house into Birch Heath Road. Continue to the t-junction and turn right onto Huxley Lane which naturally leads into Church Lane. Continue through to Huxley, passing the Primary School on the right, and turn first left onto Huxley Lane. Continue until the t-junction and turn left onto Red Lane which leads into Tattenhall Road. Proceed into the village of Tattenhall and at the t-junction turn right onto High Street. Proceed through the village passing Covert Rise on the right hand side and take your next right where the property will be found.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISSES:-

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.

THE DEVELOPMENT

The development offers all the support and reassurance a buyer could hope for. Bluebird Care, one of the UK's leading homecare and live-in care specialists, offer support and personalised care in the comfort and privacy of your own home 24/7.

The development consists of a wellness spa, relaxation pool, library, beauty salon, hairdressers, bistro restaurant, café-bar, gym, studio, landscaped gardens and concierge/chauffeur service.

GROUND FLOOR

Entrance Hall

Door and window to front, inset downlighters, underfloor heating, cloaks cupboard with shelving and hanging space.

Open Plan Lounge/Dining Room 6.65m (21'10) x 6.63m (21'9)

Bay window to rear, patio doors to seating area, inset downlighters, electric fire with marble hearth and wooden surround. Double doors to:-

Kitchen 3.15m (10'4) x 3.12m (10'3)

Wood effect flooring, window to front, fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, one and a half bowl stainless steel inset sink with mixer tap over, integrated fridge/freezer, integrated Neff oven, integrated Nedd microwave, integrated Neff washer/dryer and integrated Neff dishwasher, Neff induction four ring hob with splashback and extractor fan over, inset downlighters.

Bedroom One 4.27m (14') x 3.86m (12'8)

Window to rear, built-in wardrobe offering shelving and hanging space, underfloor heating.

En-suite Shower Room 2.21m (7'3) x 2.11m (6'11)

Wood effect flooring, walk-in double shower with fully tiled splashback, inset downlighters, heated towel rail, window to rear, built-in wash basin with mirror and inset lighting, and storage cupboards to sides and below.

Bedroom Two 4.47m (14'8) x 3.43m (11'3)

Bay window to front, built-in wardrobe with hanging space and shelving, underfloor heating.

Bathroom 2.41m (7'11) x 2.29m (7'6)

Wood effect flooring, bath with electric shower over and fully tiled wall splashback, window to front, heated towel rail, inset downlighters, low level WC, built-in wash basin with mirror and inset lighting, and storage cupboards to sides and below.

OUTSIDE

There are well established shrubs and plants to the borders.

TENURE

Leasehold. Subject to verification by Vendor's Solicitor.

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

CH3 9FJ

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

