



Helping *you* move



Apartment 11, The Cedars, Old Hall Street,  
Malpas, SY14 8NE

£289,999

An impressive brand new two bedroom ground floor apartment located on The Cedars, an exclusive new Retirement Development For Over 60's situated in the bustling South Cheshire village of Malpas.

## Overview

- Superb New Retirement Development
- Designed Exclusively for the Over 60's
- Two Bedroom Ground Floor Apartment
- Lovely Village Location
- House Manager On Site
- Guest Suite for Family and Friends
- Finished to a High Standard
- Other Apartments Available



*“This beautiful two bedroom ground floor apartment is situated on The Cedars an exclusive development designed for the over 60s and located in the bustling South Cheshire village of Malpas which has a thriving community and an excellent range of day to day amenities. It is designed to offer the very best in retirement living, allowing you to have the benefit of living in your own home without the worry of outside maintenance or gardening and with the added peace of mind of having a dedicated House Manager- a friendly face who is there to provide help and assistance should you ever need it. . What's more, there is a stunning communal lounge which opens out onto beautifully landscaped gardens, providing an ideal space to sit back, relax and enjoy the wonderful surroundings. And if you have friends or family who would like to visit, you can even book them into the comfortable guest suite which has en suite facilities.*”

*The apartment itself is finished to the highest of standards, with a generous Lounge, beautiful Kitchen with high quality integrated appliances, spacious Bedroom with walk in wardrobe and En Suite and a luxurious Shower Room. You can buy with confidence, knowing that the property comes with a 10 year NHBC guarantee. The Cedars really does provide everything you need to enjoy your retirement so don't miss out, call Barbers now for more information.*

*Located just 15 miles south of the historic city of Chester, Malpas is renowned for its charm and warm hospitality. It offers an exclusive selection of tearooms and restaurants, a variety of boutiques and a range of independent shops all creating a unique sense of character. Lovers of the outdoors can take delight in the stunning countryside walks. Malpas offers all the facilities you may look for on a regular basis when you retire: shops, banks and pharmacies. In a convenient location, The Cedars allows easy access to all that is available. Whitchurch is 5 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.”*

# Your **Local** Property Experts

01948 667272



## TENURE

We are advised that the property is Leasehold having a brand new 999 year lease and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Please note the Sellers offer multi tenure purchases, including outright purchase, part buy part rent and rentals. Vacant possession upon completion.

## SERVICE CHARGES/GROUND RENT

We are advised that McCarthy and Stone Management Services Ltd will manage The Cedars and the current estimated service charge for a two bedroom apartment is £110.10 per week and the current estimated ground rent is £9.49 per week. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

## PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is a point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

## LOCAL AUTHORITY

Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.



## ENERGY PERFORMANCE

The full energy performance certificate (EPC) is available for this property upon request.

## HOW TO FIND THIS PROPERTY

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Continue on past the doctor's surgery and the development can be found on the right hand side.

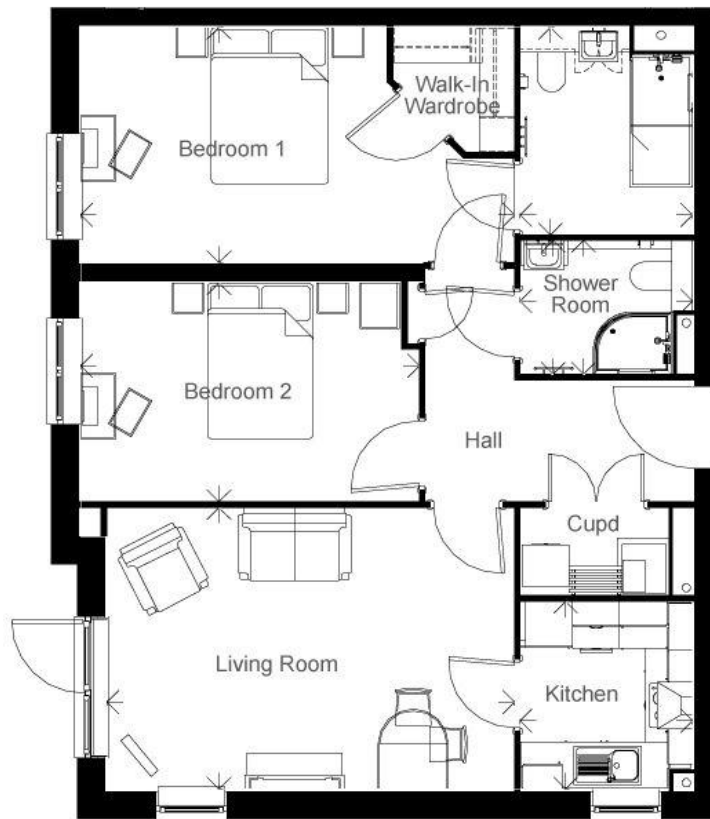
## AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

## METHOD OF SALE

For Sale by Private Treaty.

WH30292 13012022



#### LOUNGE

17' 1" x 11' 10" (5.21m x 3.61m) max

#### KITCHEN

7' 10" x 7' 3" (2.39m x 2.21m) max

#### BEDROOM ONE

18' 2" x 9' 10" (5.54m x 3m) max

#### EN SUITE

8' 8" x 7' 2" (2.64m x 2.18m) max

#### BEDROOM TWO

14' 2" x 9' 2" (4.32m x 2.79m) max

#### SHOWER ROOM

7' 2" x 5' 7" (2.18m x 1.7m) max

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BARBERS ESTATE AGENT: 34 High Street,  
Whitchurch, SY13 1BB | Tel: 01948 667272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)**

