



Tarporley



# 26 Rathbone Park

## Tarporley CW6 0AL

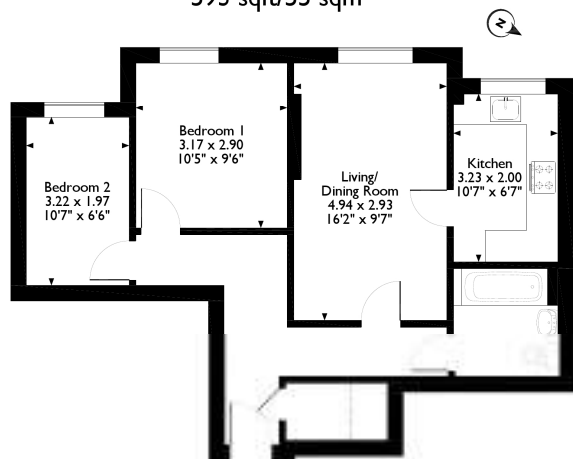
A well presented 2 Bedroom apartment located at Rathbone Park which is a small development of ground and first floor apartments conveniently situated within 200 metres of Tarporley High Street.

- Ground Floor village centre Apartment, spacious Hallway, Open Plan Living/Dining Room, Kitchen, 2 Bedrooms and Luxurious Shower Room (refitted 2023).
- Within Walking Distance of Tarporley High Street.
- Parking facilities and Communal Gardens.
- Gas Central heating and Double Glazed Throughout.
- Over 55 Occupancy Conditions.

### Location

Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants, and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, veterinary practice, community centre and highly regarded primary and secondary schools. A regular bus service is available from the village to Chester City centre and Crewe via Nantwich. The village is located within the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

Approximate Gross Internal Area  
593 sqft/55 sqm



Ground Floor

\*Please see the EPC for details of the property's energy performance and the predicted energy consumption. The information is for guidance only. Actual performance may vary.

### Accommodation

A covered storm porch leads to the front door which opens to a **Reception Hall** with large under-stairs cupboard and a woodblock effect floor which continues to the **Open Plan Living/Dining Room 4.9 m x 2.9 m** this has a focal point gas fire and window overlooking the gardens a door leads into the **Kitchen 3.2m x 2.0m** fitted with Shaker style wall and floor cupboards with work surface incorporating sink unit and drainer, four burner gas hob with extractor filter above and oven beneath. There is space for fridge freezer and plumbing for a washing machine. **Bedroom One 3.1m x 2.9m** and **Bedroom Two 3.2m x 1.9m** both overlook the gardens. The **Bathroom** was refitted to a luxurious shower room in 2023 with large non slip shower tray with fixed shower screen and drench shower head. Contemporary glass circular sink unit set upon a wash stand with drawer units beneath, low level WC., heated towel rail, non slip tiled floor.

### Externally

The property is located in a quiet cul-de-sac offering resident parking, the communal gardens being a mixture of lawned areas and mature hedging with a variety of trees and shrubs.

### Services/Tenure

Mains Water, Electric, Gas and Drainage.  
Leasehold (subject to management charge).

### Viewings

Strictly by appointment with Cheshire Lamont Tarporley.

### Directions

#### What3words : receiving.transcribes.orbit

From our Tarporley Office proceed along the high street towards the traffic lights and turn left into Park Road. Continue along Park Road past the Tarporley War Memorial Hospital and Rathbone Park can be found immediately after on the right hand side.



**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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