



**CHESHIRE
LAMONT**

Forming part of a managed purpose-built retirement development this delightful 2 Bedroom property is centrally positioned within the village of Tattenhall benefitting uncompromised views over the village cricket ground with Peckforton Hills and Bolesworth castle in the distance.

- Reception Hall, Living Room, Dining Room, Conservatory/ Garden Room, Well-appointed Kitchen and Shower Room.
- 2 large Double Bedrooms, Spacious Bathroom.
- Enclosed courtyard garden to the rear, spectacular views to the front. Single Garage.
- Occupation is subject to conditions. (Enquire with Agent).

Location

The property is situated on Tattenhall High Street, a characterful Cheshire village, which provides a grocery store, butcher's, chemist, post office, 2 pubs, nursery school and a variety of small stores. Central to the village and village life is the Church which dates back to Norman times. There is also the Victorian Barbour Institute which prides itself on offering numerous courses and activities. The well-regarded primary school is also situated just off the high street, the larger villages of Tarporley and Malpas have further shopping facilities and are just ten to fifteen minutes' drive away. Alternatively, Chester City Centre is readily accessible.

Accommodation

Reception Hall with staircase off and doors to **Cloaks/Shower Room** and a well-proportioned **Living Room 5.9m x 3.4m** which offers attractive views across the cricket ground with Bolesworth Castle in the distance, there are panelled double doors which open to the **Dining Room 2.9m x 2.8m** with glazed double doors opening into the **Garden Room 2.8m x 1.7m** at the rear which overlooks and gives access to the garden. The well-appointed **Kitchen 3.9 x 2.6** has been refitted over recent years including oak effect fronted wall and floor cupboards complemented with Corian work surface and breakfast bar, appliances include an induction hob with extractor above, double oven, integrated fridge freezer and washer dryer. A door opens to a covered porch area with low maintenance private garden beyond with stocked borders. The **Cloak/Wet Room** has a self-draining floor which has a shower area, low level WC, wash hand basin and cloak/storage cupboard.



The first floor landing gives access to two large double bedrooms and a spacious Bathroom. **Bedroom One 4.7m x 3.4m** benefits from built in wardrobes and offer attractive uncompromised views across the village cricket ground up to the Peckforton hills and Bolseworth Castle in the distance. **Bedroom Two 4.5m x 3.4m** also benefits from built in wardrobes, overlooks the attractive communal gardens to the rear, and has a communicating door to the well-appointed **Bathroom** (which can also be accessed via the landing) It is fitted with a panelled bath with shower attachment, low level WC, wash hand basin, Quadrant shower enclosure, and a heated towel rail.

Externally

The property benefits from spectacular views to the front and has an attractive private low maintenance garden to the rear, the residents have the benefit of enjoying the well-tended communal gardens. The property has the added benefit of a **Single Garage**.

Directions

From the High Street in the centre of Tattenhall proceed onto Burwardsley Road turning left after 150 meters into Field Lane, signposted Sports Ground and Cricket Club. The property will be found opposite the cricket ground on the right-hand side.

Services (Not Tested)

Mains electric, water and drainage. Electric storage heating.

Agents Additional Notes

Cognatum Estates maintains, repairs, and insures all the buildings, arranges the window cleaning and refuse collection and tends to the communal gardens and grounds thereby freeing owners and residents from these responsibilities. There is a personal alarm system in the property and resident estate managers are on hand to provide support and help when needed, making this an ideal 'Lock Up & Leave' property.

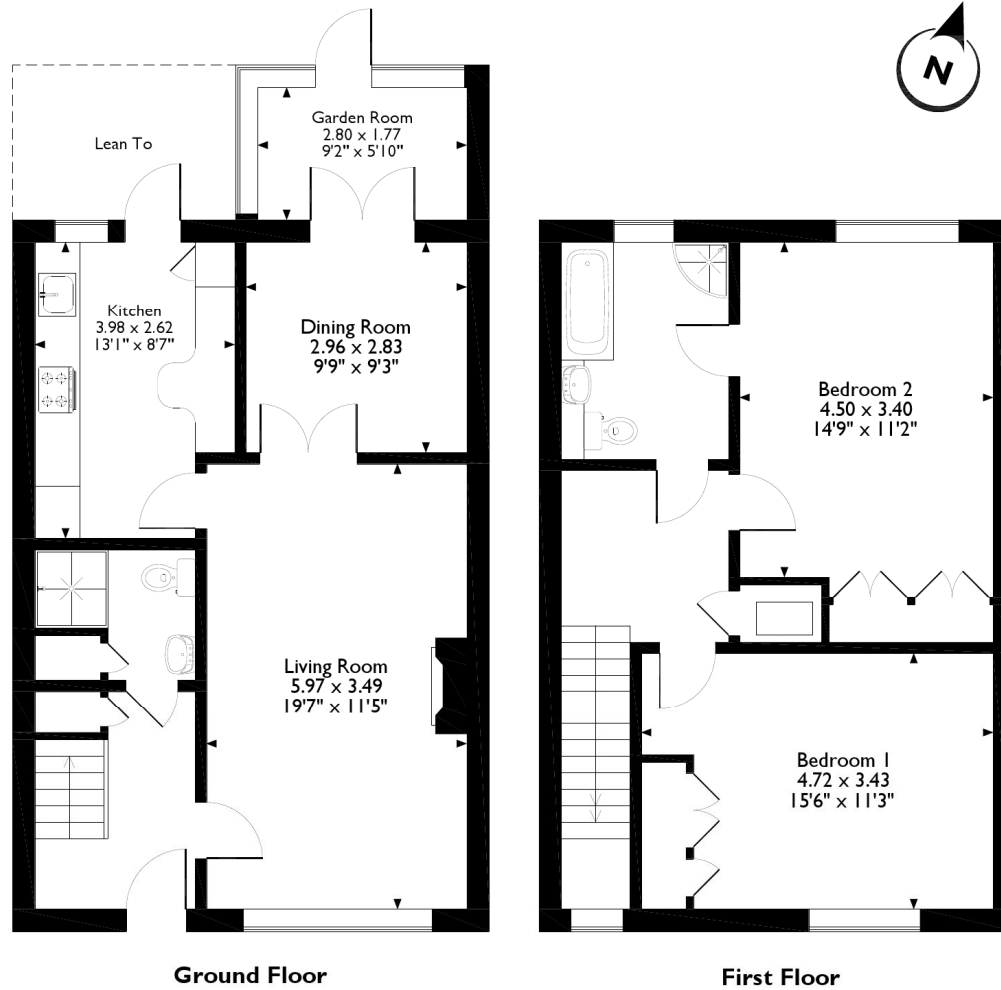
There is a laundry facility on site and a guest suite provides comfortable accommodation for family and friends. A minibus is available to take residents on regular shopping and other trips.

The cost of providing these services is shared equally between all properties. There are no restrictions on owning a property except that one resident must be over 55 years of age.

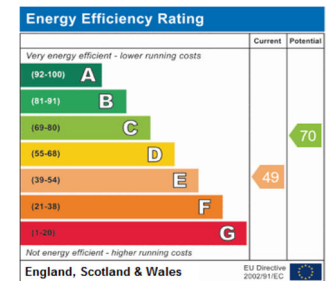
150-year lease (from 1996).



Approximate Gross Internal Area
1178 sqft/110 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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