

# Town & Country

Estate & Letting Agents

Old Hall Street, Malpas

Offers Over £250,000



A well-presented two-bedroom retirement apartment positioned on the first floor, benefiting from a Juliet balcony that enjoys open views across the surrounding countryside. The property forms part of a purpose-built development for residents aged 60 and over, conveniently located in the centre of Malpas within easy reach of local shops and amenities, and approximately 15 miles from Chester. The development offers a range of shared facilities including a residents' lounge, guest accommodation, lift access to all floors, and an on-site House Manager. Additional features include a 24-hour emergency call system, communal parking, and provisions for mobility scooter storage, making it a practical and well-supported living environment.

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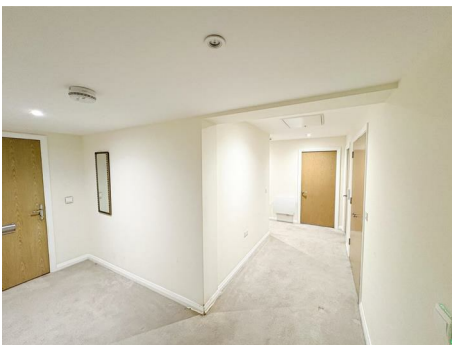
## DESCRIPTION

A well-presented two-bedroom retirement apartment situated on the first floor, featuring double French doors opening to a Juliet balcony with views over the surrounding countryside. The property is located within a purpose-built development in the centre of Malpas, approximately 15 miles south of Chester, with convenient access to local shops and amenities. The development is designed for residents aged 60 and over and includes a range of communal facilities such as a homeowners' lounge, guest suite, lift access, and an on-site House Manager. Additional features include a 24-hour emergency call system, communal parking, and a mobility scooter store.



## LOCATION

The Old Cedars is a retirement development located in the centre of Malpas, a village in rural Cheshire approximately 15 miles south of Chester. The location provides convenient access to a range of local amenities including shops, cafés, and essential services, while being surrounded by open countryside. The area is well placed for access to nearby towns and transport links, offering a balance of village setting and connectivity.



## ENTRANCE HALL

The main entrance door, fitted with a spyhole, opens into a spacious hallway featuring a secure intercom entry system. A walk-in cupboard provides useful storage/airing space, while additional doors give access to the living area, bedrooms, study, and shower room.



## LIVING ROOM

16'11 x 11'9

This well-proportioned dual-aspect living space is filled with natural light and benefits from a Juliet balcony offering attractive views across the surrounding countryside and landscaped communal grounds. The room includes a partly glazed door leads through to the kitchen.



## KITCHEN

8'2 x 7'3

The kitchen is fully equipped with a selection of modern white high-gloss wall and base units, complemented by a matching worktop. A UPVC double-glazed window provides pleasant outlooks over the shared gardens and beyond. Fitted appliances include an oven, ceramic hob with extractor hood, integrated fridge and freezer, and a composite sink with drainer and mixer tap.



## SHOWER ROOM

7'4 x 5'7

A further partially tiled shower room fitted with a walk-in shower, WC, and vanity unit with basin and mirror. Additional features include a heated towel rail, and extractor fan.



## BEDROOM ONE

18'1 x 9'11

A generously sized double bedroom enjoying views over the countryside and communal gardens. It also benefits from a walk-in wardrobe fitted with shelving space. Additional features include ceiling lighting, plus TV and telephone points, and direct access to an ensuite.



### STUDY

7'4 x 6'0

A versatile extra room suitable for use as a home office, occasional bedroom, or additional storage. It overlooks the development's gardens and countryside beyond and includes a ceiling light, TV, and telephone point.



### SCOOTER ROOM

A practical communal scooter storage room providing space for mobility scooters and equipment. The area is easily accessible and benefits from a level floor, bright overhead lighting, and direct access to the outside via a secure door. The room also offers additional storage space, creating a convenient and functional facility for residents.



### ENSUITE SHOWER ROOM

8'10 x 7'3

This partially tiled ensuite features a large, level-access walk-in shower with glass screen. It also includes a WC, a vanity unit with wash basin and mirror, heated towel rail, and an extractor fan.



### COMMUNAL LOUNGE

A well-presented and spacious communal lounge area, designed to provide a comfortable setting for residents to relax and socialise. The room is furnished with a range of seating arrangements and benefits from ample natural light through large windows. There is also a fitted kitchen area, offering convenience for light refreshments. Ceiling lighting and neutral décor create a bright and welcoming environment.



### BEDROOM TWO

14'0 x 9'3

Another double bedroom with pleasant views across the gardens and surrounding countryside. The room includes a ceiling light, along with TV and telephone connections.



### EXTERNALLY

To the front of the development there is a large parking area with gated secure access. Towards the rear of the property is a well-maintained landscaped outdoor space designed for residents to relax and enjoy. It features attractive planting and green areas that complement the retirement development's peaceful setting, offering pleasant views from apartments and shared spaces. The garden is fully cared for year-round, providing a quiet and inviting place for residents to sit, stroll, and socialise with neighbours in a safe and tranquil environment.

### Services (Wrexham)

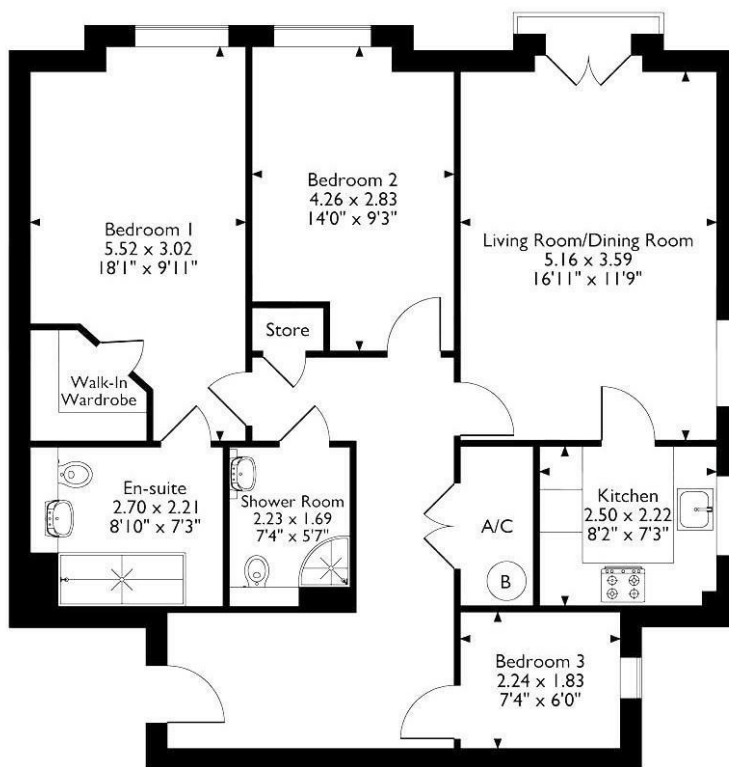
The agents have not tested any of the appliances listed in the particulars.

Tenure: Leasehold (Service Charge £562.95pm incl water & Ground Rent £495.00pa)

Council Tax:

### Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.