





An immaculately presented, ground floor apartment in the sought after, age exclusive McCarty & Stone development, located in the heart of the village.

- Age Exclusive McCarthy & Stone
- Ground Floor Apartment
- large Living Room
- Fully Equipped Kitchen
- Large Double Bedroom
- Bathroom
- Private Parking Space

Description

An immaculately presented ground floor apartment, forming part of the highly sought after, age exclusive McCarty & Stone development. The property is located to the left hand side and benefits from what amounts to an almost private courtyard garden and with direct access to the included private parking space. Service Charge includes cleaning of communal windows, water rates for communal areas and apartments, electricity, heating, lighting and power to communal areas, 24-hour emergency call system, upkeep of gardens and grounds, repairs and maintenance to the interior and exterior communal areas, contingency fund including internal and external redecoration of communal areas and buildings insurance. The current costs are, service charge £3,100 per annum and £425 ground rent.



Location

Hartford is a bustling Cheshire village with an excellent range of local facilities including a hub of shops at its centre, offering everything you could want or need. There are three public houses in the village, The Red Lion, The Coachman and Hartford Hall Hotel, in addition there are two wine bars/bistros; Chime, located in the heart of the village and The Hart of Hartford, which is located on School Lane. Two railway stations serve the village with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank station. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Tenure

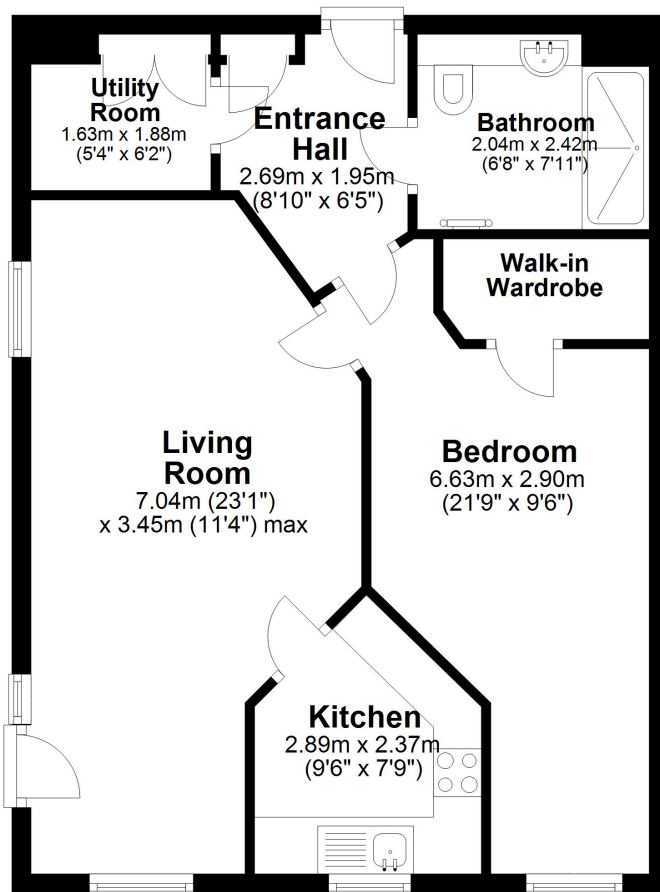
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EPC Rating: B



Ground Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



Total area: approx. 56.5 sq. metres (608.4 sq. feet)



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. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.