







- Historic Vale Royal Abbey
- Top Floor Apartment
- One/Two Bedrooms
- Living Room
- Large Kitchen Dining Room
- Two Allocated Parking Spaces
- Views Over Golf Course

### Description

Forming part of the historic Vale Royal Abbey, this second (top) floor apartment exudes character and offers panoramic views over the walled garden and the award-winning golf course. A communal door leads to a lobby area with a staircase leading to the second floor and the front door. The interior comprises an entrance hall with two spacious store areas. Beyond the hall lies a series of three large rooms, each featuring exposed beams that could serve as reception rooms or bedrooms. Additionally, there is a large 30-foot kitchen dining room and an 'L'-shaped bathroom. In all the accommodation extends to over 1,200 square feet. Exteriorly, the apartment has allocated parking for two vehicles and residents and their guests are able to fully utilise the communal gardens, which are housed within the original walled garden. This garden features a substantial pond and extensive lawns. Many residents of Vale Royal Abbey are members of the golf club, fostering a strong sense of community through numerous social events.





**Location**

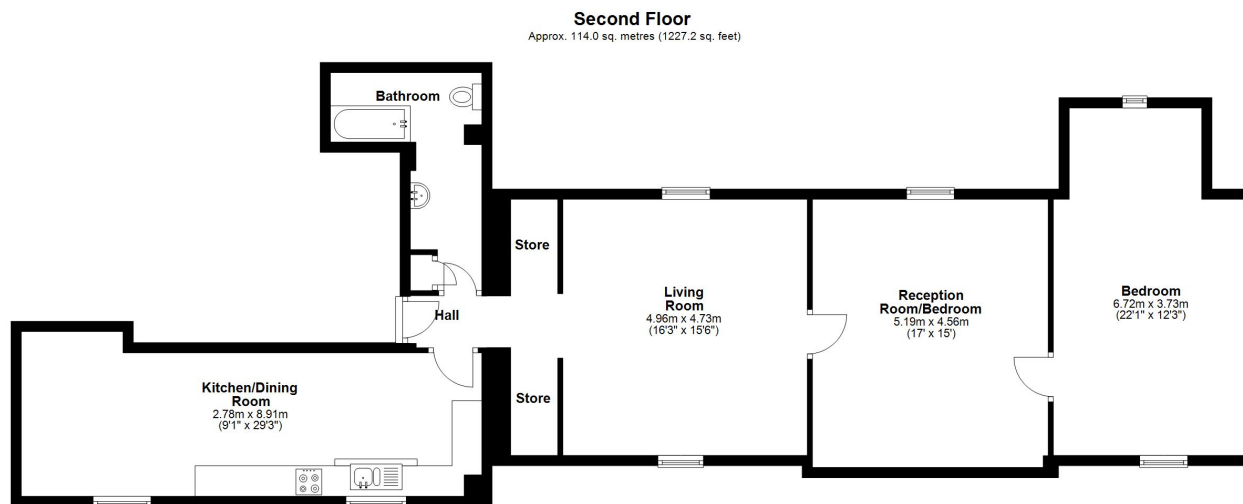
The property is located in the picturesque village of Whitegate, which is located approximately 2 miles south of Hartford. Two railway stations serve the village with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester 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. Above all, where the area really excels is its range of excellent schools. the well regarded Grange private school is less than three miles away and both Hartford High and St Nicholas Catholic High School are again within a couple of miles as are the five local primary schools; Whitegate Church of England Primary School, Hartford Primary School, St Wilfred's Catholic Primary School, Hartford Manor Community School and the private Grange primary School. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

**Tenure**

LEASEHOLD 125 years from 5 March 1999

**EPC Rating: E**





Total area: approx. 114.0 sq. metres (1227.2 sq. feet)



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