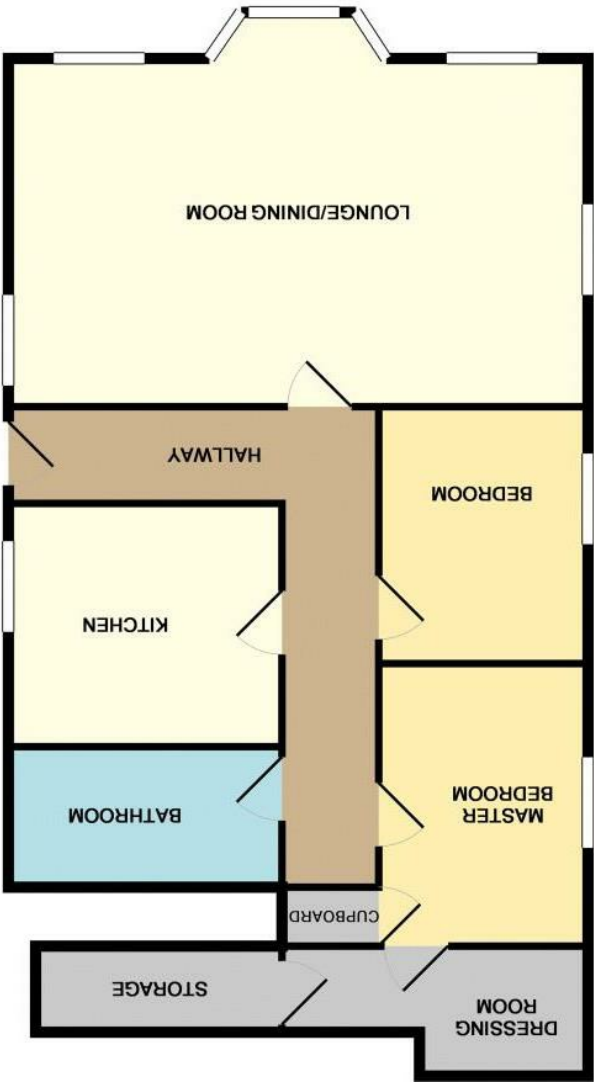


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OFFERS OVER £335,000



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Wright Marshall are delighted to bring to market this stunning ground floor apartment forming part of the Grade II listed Vale Royal Abbey. Dating back to 1260 the medieval monastery and later country-house provides the back drop for one of Cheshire's most stunning and highly regarded 18 hole golf courses offering golf enthusiasts the perfect retreat or those looking to retire in tranquil surroundings. Call us now to book your viewing

History

Vale Royal Abbey is a medieval Abbey and later a country house. It has a long and interesting history going back to when it was founded in 1270 by Edward I for monks of the austere Cistercian order. In 1934, Thomas, 4th Lord Delamere, moved in to the Abbey, only to be forced out in 1939 when the government took over Vale Royal to serve as a sanatorium for soldiers of World War I. The Cholmondeleys regained possession of the Abbey after the war, but in 1947 they sold it, and since then it has had many guises, including being purchased by ICI in 1947 who initially used the Abbey as staff accommodation and then, from 1954 to 1961, as the headquarters for its Alkali Division. Since 1998, Vale Royal has been home to a private golf club and 12 fabulous and unique apartments, sharing the stunning private gardens and overlooking the spectacular Victorian pond..

Location

Cholmondley, is an elegant two bedroom ground floor apartment, with a prime position within the building and large windows overlooking the golf course.. This stylish apartment within the grade 2 listed Vale Royal Abbey is situated in the picturesque village of Whitegate. Located five minutes from the A556. 20 minutes from the M6 motorway and within 40 minutes of both Manchester and Liverpool Airports. Also within a few minutes drive of the local attractions of the Cheshire polo ground, Alton Park, and the award-winning Holly's restaurant and shopping experience. Hartford and its amenities are 2.9 miles away and the village is renowned for its excellent schools and college. Chester city, Tarporley and Knutsford, each with their own bustling restaurants, shopping facilities, and individual nightlife, are all within easy reach of this beautiful location.

Briefly :

The property itself forms part of the ground floor of the original house with spectacular views over the 18th Green/fairway. With allocated parking to the front which in turn leads to access to the property at the side. Internally the property comprises of an L Shaped entrance hallway, dual aspect Lounge/Dining room with views over the golf course, kitchen, two double bedrooms, master with dressing room/walk in wardrobe and stunning four piece bathroom suite. Externally each property benefits from their own basement storage area, while to the rear there are the tranquil communal gardens with pond and lawns.

Entrance Hallway

Solid Oak entrance door leading to an L shaped entrance hallway. Karndean flooring throughout. Radiator. Picture rail and display shelf. Doors to lounge, bedroom two, kitchen, master bedroom and bathroom.

Lounge / Dining Room

An impressive lounge/dining room with windows to three elevations providing three different perspectives of the Abbey and golf course. To the front views over the 18th green & 1st Tee extending down the fairway through a feature bay window and a further two windows to the front elevation. Two further windows to both side elevations. All windows benefit from secondary glazing. Feature gas fire with marble hearth and stone surround. Two ceiling light points and wall light point. Radiators.

Kitchen

A custom built kitchen designed to maximise the full height of the room, the kitchen comprises of a range of base and wall units with worktops over incorporating a composite sink and mixer tap. Fully integrated range of appliances including a halogen four ring hob with extractor hood over, built in oven and grill and microwave. Integrated fridge freezer, washing machine and tumble dryer. Glazed window to side elevation. Recess spotlights. Tiled splash back and tiled floor. Heated towel rail.

Master Bedroom

Secondary glazed window to side elevation. Radiator. Door to dressing room and storage cupboard.

Dressing Room

Fully fitted range of built in wardrobe furniture comprising of hanging rails, drawers and shoe rack. Door to secret staircase room which provides additional storage room.

Bedroom Two

Secondary glazed window to side. Radiator. This room is currently fully furnished as a home office comprising of desk, drawer space, shelving and cupboard space but is all removable to provide a good sized double bedroom if required.

Bathroom

A stunning four piece luxury bathroom suite comprising of enclosed corner shower, low-level WC pedestal wash hand basin and feature freestanding bath. Heated towel rail. Extractor fan. Karndean flooring.

Externally

Residents enjoy the use and benefits of an exceptionally well kept and beautiful formal gardens with an impressive formal lake with water fountain and walled garden area.

Service Charge

There is a management fee of around £200 monthly which covers the following:- Management Company Building Insurance Maintenance External Windows/ Doors / Walls / Roof External Painting External Lighting Paths/Garden/Driveway Gardens/Paths/Driveways External Drains Communal Sky Dish Buyers are advised to seek further clarification and confirmation on leasehold, management charges etc through their own legal representative.

Viewings

Strictly by appointment with the agents Northwich Office. telephone or email northwich@wrightmarshall.co.uk