



Crabwall Lodge Parkgate Road, Mollington

£220,000

TWO BEDROOM FIRST FLOOR APARTMENT • FOR OVER 55'S • TWO BATHROOMS • WELL APPOINTED AND SPACIOUS • LIFT ACCESS • WITHIN BEAUTIFUL COUNTRYSIDE SETTING • SOUGHT AFTER MOLLINGTON • NO ONWARD CHAIN

Spacious two bed, two bath first floor apartment for over 55s in Mollington. Lift access, en suite, modern kitchen, secure entry, no chain. Peaceful setting with communal lounge.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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Location

The apartment is set within beautiful open countryside and adjacent to Crabwell Manor Hotel on the edge of sought after village of Mollington just to the north east of Chester which is a short walk away. Access to the main road network is simple.

Hall

With airing cupboard, radiator, recessed spotlights and ceiling cornice.

Lounge/Diner

18' 0" x 10' 11" (5.49m x 3.33m)

With 2 double glazed windows, radiator, recessed spotlights and ceiling cornice. Feature fireplace with electric fire.

En-Suite

With a white suite of a WC, wash hand basin and paneled bath with shower attachment. Frosted double glazed window, radiator, partly tiled walls and recessed spotlights.

Bedroom Two

With double glazed window, radiator and ceiling cornice. Recessed spotlights.

Bathroom

A wet room with white WC, wash hand basin and shower. Tiled walls, extractor fan, radiator and recessed spotlights.



Kitchen

10' 9" x 8' 5" (3.28m x 2.57m)

With an attractive range of fitted floor and wall. 1 1/2 stainless steel sink unit. Recently installed fridge/freezer, washing machine and dishwasher. wall mounted Worcester boiler installed around 3 years ago. Recessed spotlights, radiator and double glazed window. Tiled floor and partly tiled walls. Ceramic hob with oven below and extractor over.

Bedroom One

10' 11" x 10' 9" (3.33m x 3.28m)

With two double glazed windows, radiator and ceiling cornice. Recessed spotlights.

Lease Information

The apartment is held on a 125 year lease from 1st May 2007.

The service charge is we understand around £210 per calendar month with ground rent of £99 per annum.

Outside

Attractive communal gardens and communal parking.







Approximate total area⁽¹⁾
63.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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