



## 14 Wharton Hall, Winsford, CW7 3RH



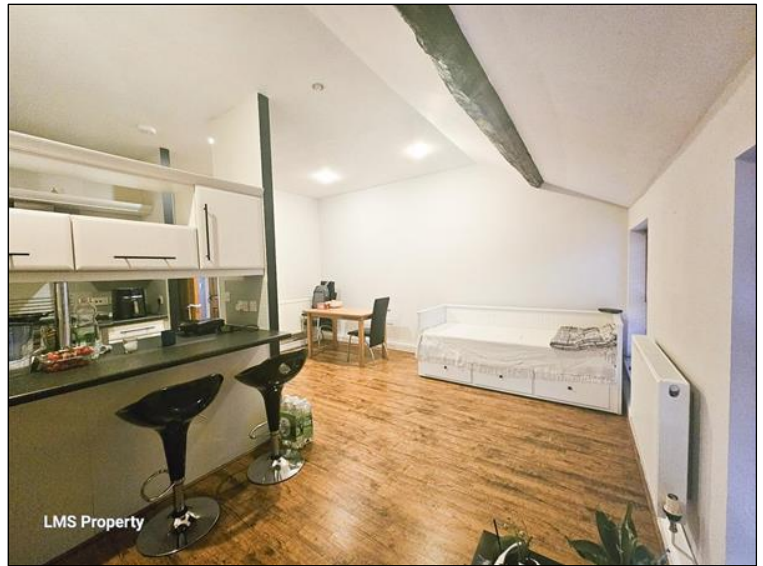
Introducing this fabulous 2nd floor apartment in the heart of Wharton Hall. Perfectly suited for both investors and first-time buyers, this spacious one-bedroom gem ticks all the boxes.

Step inside and be greeted by an inviting open-plan lounge, dining area, and kitchen - an ideal space to relax and entertain loved ones. With a warm and welcoming atmosphere, this property exudes a sense of comfort and homeliness.

Situated in the historic section of the building, you'll find remarkable architectural features, including stunning Sash windows and an elegant wooden staircase, adding character and charm to your living space.

The history of this Grade 2 listed part of the building truly emanates from every corner.

Offers In The Region Of £90,000



**Entrance Hall: 1.85m(6'1)x1.32m(4'4)**

Accessed via a secure wooden entrance door and having wood effect laminate flooring, double panel radiator, telephone entry system, loft access hatch, smoke alarm and central heating thermostat.

**Lounge/Diner: 5.16m(16'11)x4.83m(15'10)**

Two single glazed sash windows to the front elevation and one single glazed sash window to the side elevation, wood effect laminate flooring, two double panel radiators, inset spotlights, TV Point, Telephone Point and Sky Point.

**Kitchen: 3.00m(9'10)x2.01m(6'7)**

Fitted with a range of eye level and base units in cherry wood with roll edge work surfaces and splash back tiles. Integral Fridge, built in stainless steel oven and inset four ring stainless steel gas hob with stainless steel extractor hood over, inset stainless steel 1 1/2 bowl sink unit with mixer taps, plumbing for an automatic washing machine and recess for freezer, inset spotlights, extractor fan and smoke alarm, tiles to floor.

**Bedroom: 4.06m(13'4)x3.81m(12'6)**

Two double glazed and leaded roof windows, wood effect laminate flooring, TV point, inset spotlights and double panel radiator.

**Bathroom: 2.39m(7'10)x1.96m(6'5)**

Having vinyl flooring, single panel radiator and extractor fan and being fitted with a vanity unit comprising shelving and cupboard storage, built in hand washbasin with chrome mixer tap and WC and being finished with cream splash back tiles, white panelled bath with chrome mixer tap and shower attachment with chrome head and riser rail, glazed shower screen and two fully tiled walls, inset spotlights.

**Communal Entrance Hallway:**

Providing access to apartments and all floors via an original oak staircase and having a secure entrance door operated via security telecom system in each of the six apartments.

**Externally:**

The property has allocated parking and access through secure coded gates to the communal garden which is maintained by the management company and is mainly laid to lawn, but having borders with plants and shrubs.

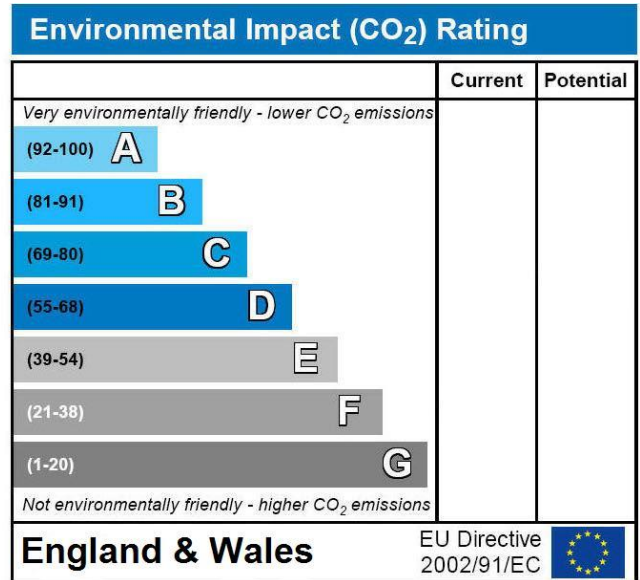
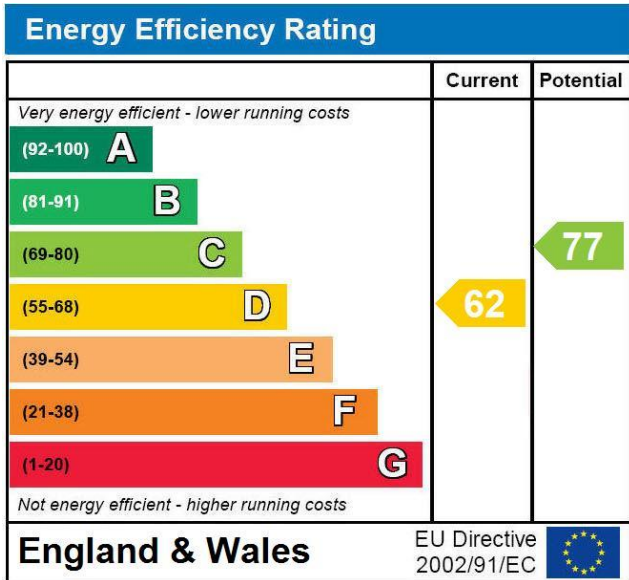
**Directions:**

From the High Street office, proceed through two set of traffic lights and at the main roundabout, take the second exit, proceed up Wharton Hill keeping in the right hand lane and at the roundabout, take the second exit onto Wharton Road. Continue for some distance and after passing the Co-Op, take the second exit into Wharton Hall, follow the road to the rear of the apartments, where the allocated parking can be found.



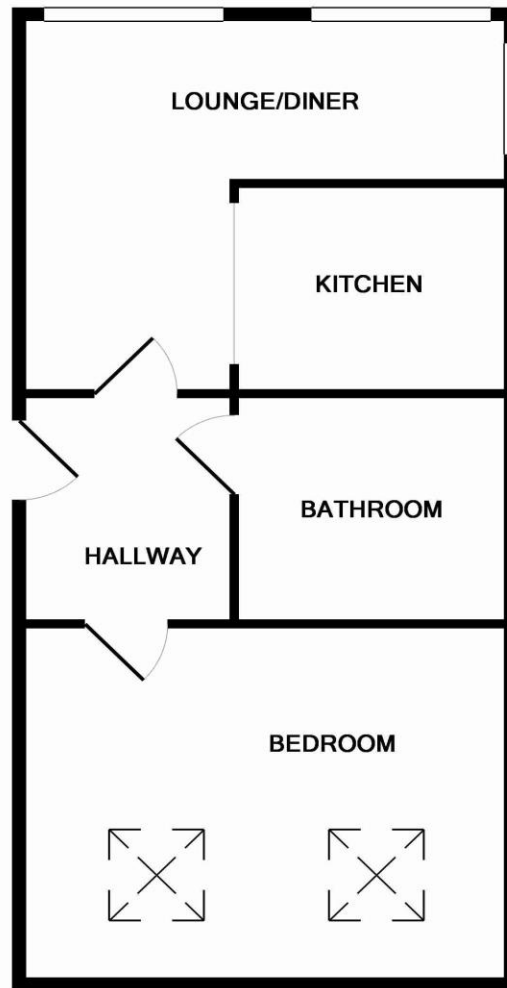


## Energy Performance Certificate



- One Bedroom, Second Floor Flat
- Entrance Hallway
- Lounge and Dining Area
- 999 years approx £100pcm charges
- Bathroom
- Loft Space
- Gas fired central heating
- Secure communal gardens
- Allocated parking
- Investor Opportunity

## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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