



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Nestled in a peaceful corner of Hartford, this well-presented two-bedroom ground-floor apartment offers a perfect blend of comfort and convenience. Ideally situated for commuters, both Greenbank and Hartford railway stations are within easy walking distance. The property also benefits from allocated parking and a secure intercom entry system.

Available on a fixed 12-month lease only, the apartment will need to be vacated at the end of the term.

EPC Rating C
Council Tax Band C

DESCRIPTION

Accessed via a secure communal entrance, the apartment opens into a welcoming hallway, complete with a storage cupboard and intercom system. Generous bay windows throughout the home fill the rooms with natural light, creating a bright and airy feel.

The spacious living room offers comfortable living and entertaining space, with double doors leading to the kitchen. The kitchen is well-equipped with an oven, gas hob with extractor fan, fridge-freezer, and washer-dryer, along with ample wall and base units for storage.

The main bedroom includes a King size bed frame and built-in recessed wardrobes, while the second bedroom is versatile, easily accommodating a single bed or serving as a dressing room or home office.

The modern bathroom features a three-piece suite comprising a basin with built-in storage, toilet, and shower over bath.

LOCATION

Hartford is a vibrant and well-connected village in Cheshire, offering an excellent selection of schools and amenities. For secondary education, St Nicholas Catholic High School and Weaverham High School are just a short drive away, while nearby primary schools include Hartford Primary School, The Grange, and Hartford Manor, all of which are highly regarded by local families.

The village itself has a welcoming community feel, with a mix of independent shops, two convenient supermarkets, and a great choice of cafés and restaurants, including popular spots like Chime and The Hart of Hartford. Everything is within easy walking distance, making it ideal for everyday living.

For those who enjoy an active lifestyle, Moss Farm Sports Complex is close by, offering facilities for a variety of sports and activities. Golf enthusiasts are well catered for too, with several excellent courses nearby, including Hartford Golf Club, Sandiway Golf Club, and the stunning Vale Royal Abbey Golf Club.

Hartford also benefits from excellent transport links, with Hartford Railway Station providing direct trains to Liverpool, Birmingham, and London, making it a popular choice for commuters. The surrounding Cheshire countryside offers beautiful walks and cycling routes.