



6 WRIGHT LODGE | LONDON ROAD | NANTWICH | CHESHIRE | CW5 6SD | GUIDE PRICE £90,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS



# 6 Wright Lodge, London Road, Nantwich, Cheshire, CW5 6SD

An attractive, spacious & naturally light purpose built, McCarthy & Stone build, Two Double Bedroom, First Floor Apartment, close to the town centre. The accommodation briefly comprises: Entrance Hall, Living/Dining Room with pleasant aspect to front, Fitted Kitchen, Two Double Bedrooms and Bathroom.

Electric storage heaters. uPVC double glazing.

Attractive landscaped communal gardens with seating area, being beautifully maintained. Residents' parking facilities (subject to availability).

Residents' Lounge, Laundry Room, Guest Suite (available for a fee) for the sole use of residents' visitors all of which are located in the court building, adjacent to the Lodge itself.

**NO CHAIN**

**PART EXCHANGE AVAILABLE ON THIS PROPERTY**







## NANTWICH

### DIRECTIONS

From the Agent's Nantwich office on High Street, proceed along Hospital Street (one way system), past Church's Mansion, onto London Road. Turn left into Wright Court. 'Wright Lodge' will be observed on the left. No. 6 is situated on the first floor (accessed by stairs with stair lift).

### NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



### WRIGHT LODGE

Wright Lodge is a small building of only a handful of apartments situated adjacent to Wright Court itself. the communal gardens are a delight and the development itself provides easy walking into the town centre itself, being within a half mile of the shops and amenities.

### WRIGHT COURT (ADJACENT BUILDING)

Wright Court & Wright Lodge has been carefully designed to provide the best in comfort and convenience from McCarthy & Stone, Britain's leading retirement builder.





The development consists of thoughtfully laid out one and two bedroom retirement flats, each benefitting from its own private front door, entrance Hall, Lounge / dining Area, Fitted Kitchen and Fitted Bathroom; some flats have balconies. All flats are fully specified for those aged 60 and upwards and personal safety features abound, including Careline, to ensure that help is at hand 24 hours a day, 365 days of the year. the Careline system, for added peace of mind, also controls door entry and monitors the fire alarm system. In addition, a camera entry system at the main entrance allows you to view a visitor before letting them in, simply by changing channels on your television set. The development also has the advantage of a House Manager, who along with the Careline system, ensures that help is always at hand, should it ever be required.

#### RESIDENTS FACILITIES

Situated within Wright Court is a comfortably furnished Residents' Lounge where you can relax and enjoy good company. There is also a twin bedded Guest Suite with Ensuite shower Room where friends or relatives can spend the night for a very reasonable charge, which has recently been refurbished. You will also appreciate the lift to all floors. Low Maintenance and Energy Efficient:- One of the most welcome benefits of living in a McCarthy & Stone retirement flat is that the traditional hard work associated with maintenance is all done on your behalf. The development also benefits from the latest in energy saving features, including low maintenance double glazing, efficient heating and modern insulation, all designed to keep bills to a minimum and save you money. The development boasts a superb residents' lounge, with laundry facilities on site, again for ease of living







LIVING/DINING ROOM

#### THE ACCOMMODATION

With approximate dimensions comprises:-

#### HALL

14' 10" x 5' 8" (4.52m x 1.73m) Two recessed ceiling spotlights, smoke detector, loft access, coving. Built in cupboard with hanging & shelving, wall mounted electric heater.

#### LIVING/DINING ROOM

19' 3" x 11' 2" (5.87m x 3.4m) Two ceiling light points, uPVC double glazed windows to front and side, telephone point, wall mounted electric heater, TV & FM points, coving, 24 hour emergency pull cord. Double opening part glazed doors to kitchen.

#### KITCHEN

9' 0" x 5' 8" (2.74m x 1.73m) Light beech effect units to three elevations, roll top work surface, inset stainless steel single drainer sink unit, space & plumbing for washing machine, space for base level fridge & freezer. APPLIANCES INCLUDE 'Electrolux' 4 ring electric hob & fixed extractor over, 'Electrolux' electric oven/grill. Ceiling light point, coving, 'Dimplex' wall heater, uPVC double glazed window with to side, vinyl floor, part tiled walls.





KITCHEN (ABOVE)

LIVING/DINING ROOM (BELOW)







BEDROOM ONE

**BEDROOM ONE**

17' 6" x 9' 2" (5.33m x 2.79m) Ceiling light point, coving wall mounted electric heater, uPVC double glazed window to front with secondary glazing, pull cord for 24 hour emergency care (if required), TV & FM points, built in wardrobes with mirror fronted bi-fold doors with hanging & shelving.

**BEDROOM TWO**

11' 2" x 8' 7" (3.4m x 2.62m) uPVC double glazed window to front, ceiling light point, coving, TV point.







BATHROOM (ABOVE)

RESIDENTS LOUNGE (BELOW)







#### BATHROOM

Panel bath with mains shower over & fixed hand rail, low level WC, wash hand basin inset into vanity unit with cupboards beneath, ceiling light point, coving vinyl floor, part tiled walls, wall mounted mirror with wall mounted light point over, wall mounted 'Dimplex' heater, wall mounted 'Greenwood Air Vac'.

#### COMMUNAL GARDENS

Splendid lawned communal gardens to all sides, providing a wonderful space in which to relax and enjoy the peaceful surroundings. There is also a superb paved seating area and deep, well stocked borders.

#### RESIDENTS PARKING AREA

Tarmacadam car parking facilities to the front of the development for residents. ('First come - First serve' basis).

#### SERVICES

All mains services are either connected or available locally (subject to statutory undertakers costs & conditions). NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

#### PEVERALL MANAGEMENT

(e-mail: [halesowenadmincentre@peverel.co.uk](mailto:halesowenadmincentre@peverel.co.uk))

Management services & costs:-

Payable half yearly:-

Service Charge: £1,500

Landlord's Ground Rent £210.00

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Total half yearly £1,710.00

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Total per annum £3,420.00







EPC RATING: B

COUNCIL TAX BAND: C

#### TENURE & CONDITIONS

NOTE: The property may only be sold to a person or persons older than 60 years of age, or to one person over the age of 60, together with a person over the age of 55.

Leasehold with vacant possession upon completion. (Term: 125 years from 1st July 2002)

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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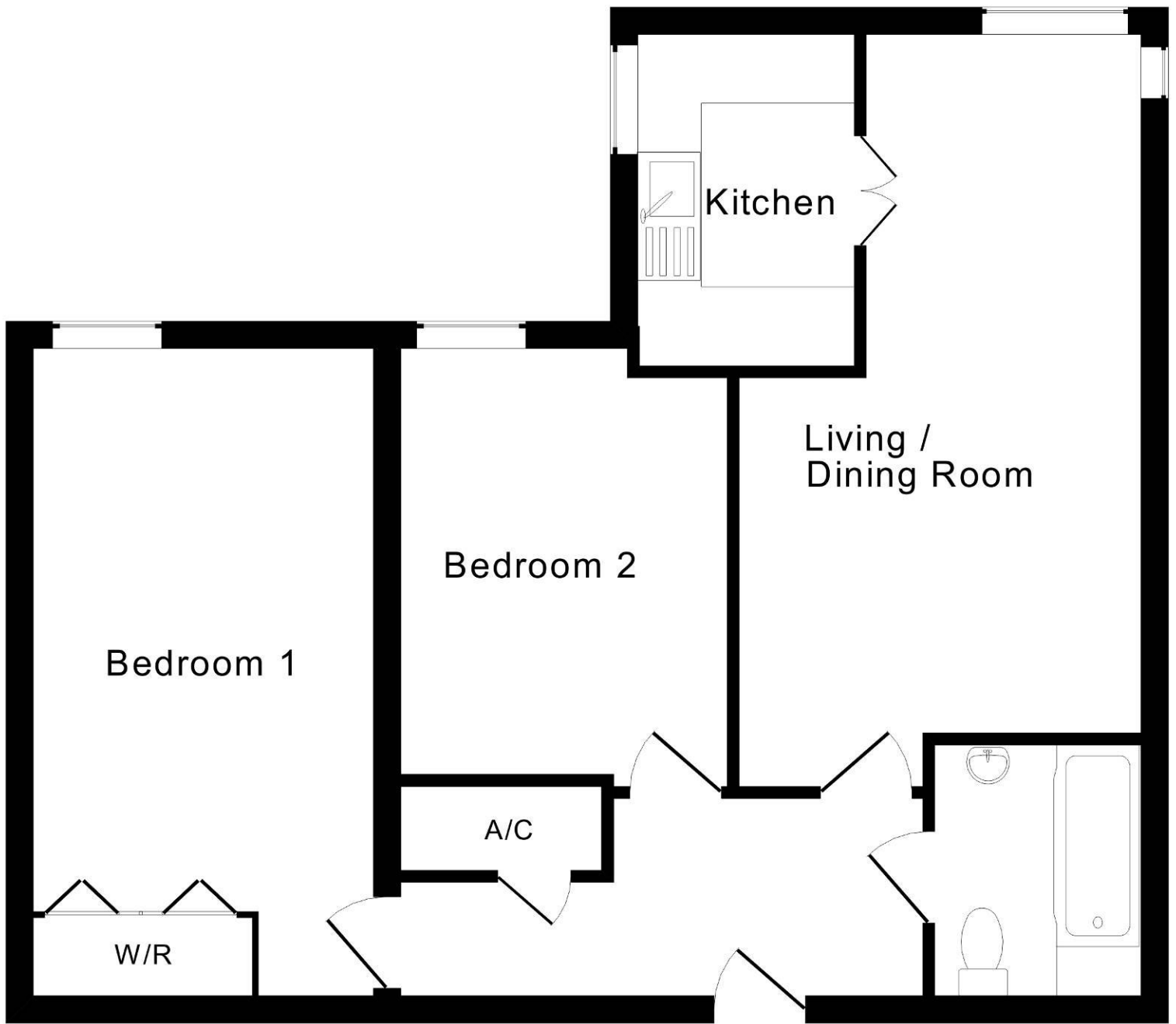
#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

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