



38 CROMWELL COURT | BEAM STREET | NANTWICH | CW5 5NZ | GUIDE PRICE £100,000



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

# 38 Cromwell Court, Beam Street, Nantwich, Cheshire, CW5 5NZ

An attractive and well-presented one bedroom McCarthy & Stone first floor retirement apartment (over 60's) on a corner section with a dual aspect.

Centrally located close to a wide range of shops, facilities and amenities including a Health Centre, Library, Civic Centre, Bus Station and 'M&S' Simply Foods. Communal Gardens. Parking Available.

Briefly comprising: Communal Entrance, Residents Lounge (recently recarpeted), Residents Facilities including Laundry Room and Guest Suite (payable direct through the House Manager).

Apartment: Entrance Hall, Living/Dining Room with pleasant view over the gardens, towards the Church, Fitted Kitchen, Stunning contemporary Shower Room, Bedroom with fitted wardrobe. 24 Hour careline.

**NO CHAIN**





## NANTWICH

### DIRECTIONS

Proceed from the Agents Nantwich Office into Hospital Street to the 2nd roundabout. Turn left into Millstone Lane and left again at the traffic lights into Beam Street, taking the left turn just before 'M&S' Simply Food store. The apartments will be observed in front of you on the left hand side.

### BY FOOT FROM THE WRIGHT MARSHALL OFFICE ON HIGH STREET

Turn left and proceed across the square. Turn left just before Dysart Buildings towards the large Health Centre and 'M&S' Simply Food. Proceed between both buildings and the Court will be observed ahead of you. Proceed into the car park and the entrance will be immediately in front of you.

Take the lift to the first floor and turn right, continue along the corridor and turn right. No. 38 will be observed on the right hand side

## 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.

### CROMWELL COURT

Cromwell Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 42 properties arranged over 3 floors each served by lift.

The Visiting House Manager can be contacted from various points within each property in the case of an emergency. For periods when the Visiting House Manager is off duty there is a 24 hour emergency Appello response system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

### AGENTS NOTE:

The retirement apartment complex is within immediate proximity to essential amenities, including; Health Centre with pharmacy, 'M&S' Simply Food store, Fire Station with on site paramedics, Library, Bus Station, Market - 3 days a week, together with the Farmers Market in the main square to the front of St Mary's Church.



LIVING DINING ROOM

#### SERVICE CHARGES

##### SERVICE CHARGE COVERS:-

- 1) Use of Laundry Room
- 2) Residents Lounge
- 3) Garden Maintenance
- 4) Window Cleaning
- 5) Water Charges

Note: The windows and exterior door have been replaced recently with double glazed uPVC. A guest bedroom is available at a cost, for the use of residents' guests, on request and subject to availability.

##### SERVICE CHARGE

Service Charge: Six monthly charge - £1121.38

Ground Rent: £256.37 Six monthly payable in advance

Note: All charges as stated above should be verified by the purchaser's solicitor upon an offer being accepted.

#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

##### HALL

Ceiling coving, entrance door with letter box, Tunstall Healthcare intercom panel.

##### WALK IN CYLINDER CUPBOARD

Electricity meters, coat hooks, shelving.

#### CLOAKS CUPBOARD

##### LIVING DINING ROOM

14' 3" x 11' 11" (4.34m x 3.63m) An incredibly light & spacious room boasting direct garden access. uPVC double glazed exterior door, uPVC double glazed full height window to rear, electric heater, TV point, telephone point, emergency pull cord, two wall light points, coving. Recently fitted parquet style wood effect floor & newly installed wall mounted Dimplex storage heater. Open to Kitchen.





## KITCHEN

7' 7" x 8' 11" (2.31m x 2.72m) Fitted units to three elevations, providing extensive worktop surfaces and incorporating a stainless steel sink unit (single), undercounter spaces for appliances, wall mounted cupboards and shelving, base cupboards and drawers, fully tiled walls, uPVC double glazed window. Fitted appliances include: Ceramic electric hob with extractor over, single electric eye level oven and grill, Dimplex wall heater, panel glazed double opening doors to Living Room.





### BEDROOM

17' 5" x 8' 9" (5.31m x 2.67m) Ceiling Light Point, built in double wardrobe with mirrored bifold doors with hanging and shelving, electric storage heater, ceiling coving, TV point, uPVC double glazed window, emergency pull cord, loft access.





#### CONTEMPORARY SHOWER ROOM

5' 6" x 7' 7" (1.68m x 2.31m) Recently refurbished, being beautifully appointed walk in shower with electric shower, low level WC, vanity wash hand basin with built in cupboard, wall mirror with light over, electric heated towel rail, emergency pull cord, Dimplex wall heater, fully tiled walls, attractive floor.





## COMMUNAL GARDENS

### EXTERIOR

(See plan edged red). The immaculate walled gardens offer a delightful place in which to relax and are bordered by deep-stocked flower beds, specimen shrubs, plants and trees. Residents parking is available within the apartment complex, subject to availability with visitor parking also available on site.

### EPC RATING: C

### COUNCIL TAX BAND: B

### SERVICES

All mains water, drainage & electricity 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.

### TENURE

Leasehold with vacant possession upon completion. (Term: 125 years from 01/02/1993), 98 years left.

### 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 & PLAN/S

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. All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.





## COMMUNAL ENTRANCE

### COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

### 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.

### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

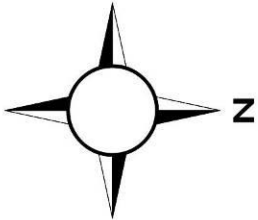
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



COMMUNAL LOUNGE (ABOVE)

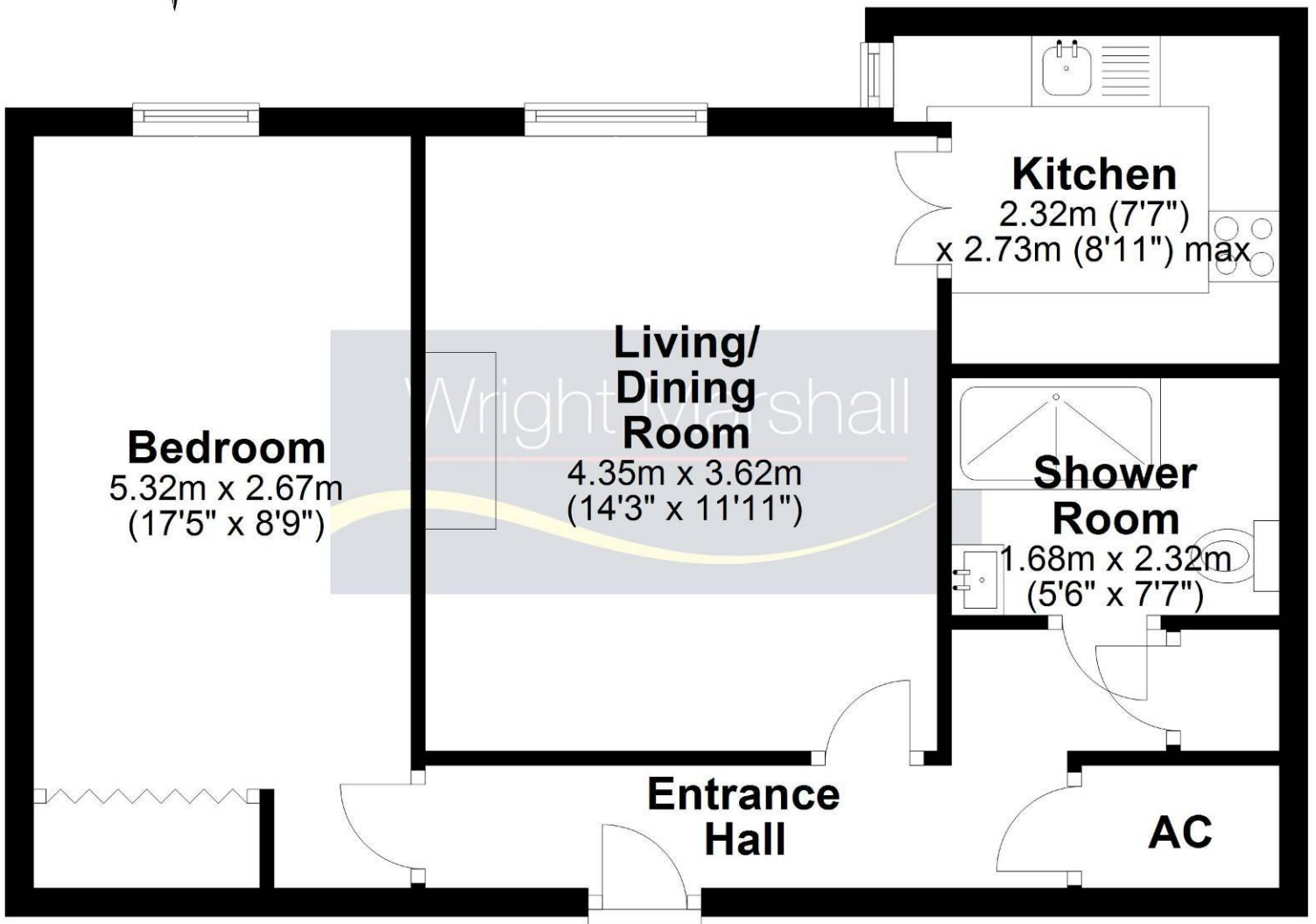
CAR PARKING TO FRONT (BELOW)





# Floor Plan

Approx. 48.8 sq. metres (525.5 sq. feet)



# NOTES

Wright Marshall  
Estate Agents

**Tel : 01270 625410**

Wright Marshall Fine & Country

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