



10 CROMWELL COURT | BEAM STREET | NANTWICH | CHESHIRE | CW5 5NZ | OIRO £124,950



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

10 Cromwell Court, Nantwich, Cheshire, CW5 5NZ

A luxury one bedroom MCCARTHY & STONE corner ground floor retirement apartment (over 60's) - boasting direct garden access & dual aspect, centrally located close to a wide range shops, facilities & amenities including a health centre, bus station & 'M&S' Simply food. Communal Gardens. Parking Available.

Briefly comprising: Communal Entrance, Residents Lounge (recently redecorated), Residents Facilities including Laundry Room & Guest Suite.

The apartment itself comprises: Entrance Hall, Living /Dining Room, Remodelled Fitted Kitchen, Bedroom & Shower Room.

NO UPWARD CHAIN





DIRECTIONS

Proceed from the Agents Nantwich Office into Hospital Street to the 2nd roundabout. Turn left into Millstone Lane & left again at the traffic lights into Beam Street, taking the left turn just before the new 'M&S' Simply Food store. The retirement apartment complex is within easy proximity to essential amenities, including; New health centre with pharmacy, brand new 'M&S' Simply Food store, Fire Station with on site paramedics, Library, Bus Station, Market - with twice weekly markets together with the Farmers Market in the main square to the front of St Mary's Church.

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.

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 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL

Telephone point, 'Tunstall Telecom' emergency pull cord, electric heater, walk in airing cupboard / cloaks store, electricity meters, shelving. Doors to Living Room, Bedroom & Shower Room.



LIVING DINING ROOM

An incredibly light & spacious feeling room boasting direct garden access & dual aspect. uPVC double glazed exterior door and side opening window, UPVC double glazed window to side, electric heater, TV point, emergency pull cord, two wall light points, coving, electric fire (not tested).

FITTED KITCHEN

Comprehensively equipped with highly attractive remodelled modern fitted kitchen boasting base level units, worktops incorporating a stainless steel single drainer sink unit.

FITTED APPLIANCES include:- 2 Ring electric hob & electric oven below. Space for fridge freezer. UPVC double glazed window, tiled walls, ceiling light point, vinyl floor covering, 'Dimplex' wall heater.

BEDROOM

Double mirrored front built in wardrobe, electric heater, uPVC double glazed window, wall light point, emergency pull cord. Note: The existing freestanding furniture; dressing table with mirror & 2 bedside cabinets may be available by separate negotiation.

SHOWER ROOM

Superbly modernised with a large double size shower cubicle & 'Heatrae Sadia' electric shower. Pedestal wash hand basin, low level WC, fully tiled walls, fitted mirror with wall light point over, electric heated towel rail/radiator, 'Dimples' wall heater, coving. Carpet to floor.

EXTERIOR

The immaculate gardens offer a delightful place to relax in and are bordered by deep stocked flower beds, specimen shrubs, plants and trees. Residents & visitors parking is available on a 'first come first serve' basis, on site.

EPC RATING: C

COUNCIL TAX BAND: B

Council Tax 2020: £ (but with 25% discount single person occupancy would be £)

SERVICES

All mains water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions).

Electric heating. 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.

SERVICE CHARGE & GROUND RENT

Service charge: £1256 twice yearly 18th March, 18th Sept & £57.04 twice yearly 18th March, 18th Sept.

Ground rent: £256.37 twice yearly 1st March, 1st Sept (E and M Ltd - Rent).

Note: All charges as stated above should be verified by the purchaser's solicitor upon an offer being accepted. As of June 2020

TENURE

Leasehold with vacant possession upon completion. (Term: years from).

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 & PLANS

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.

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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.

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, 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.





Floor Plan



Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall Fine & Country

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