



32 BEATTY COURT | OFF WELSH ROW | NANTWICH | CHESHIRE | CW5 5UW | OIRO £130,000



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

32 Beatty Court, Off Welsh Row, Nantwich, Cheshire, CW5 5UW

An exceptional luxurious Two Double Bedroom First Floor Retirement Apartment, built by McCarthy & Stone in 2009, for the over 55's. Ideal for buyers wishing to retain their full independence, being within walking distance of the town centre.

Accessed via stairs, the property is an ideal 'lock up & leave' property being beautifully appointed, light and deceptively spacious.

Briefly comprising; Pleasant & well maintained residents' facilities including lounge and laundry room. Entrance Hall, superb Living Dining Room, Fitted Kitchen, Bedroom One, Bathroom with separate shower, Bedroom Two.

Communal gardens and residents parking (on a first come first serve basis). The Court is ideal for anyone wishing to own an 'easy' property. Electric Heating and UPVC Double Glazing.





NANTWICH TOWN CENTRE

DIRECTIONS

Proceed from the Agent's High Street office along Hospital Street. At the mini roundabout turn right onto Waterlode. Proceed over the roundabout and through two sets of traffic lights. At the 'Welsh Row' traffic lights proceed across to the next set of traffic lights. Turn left into 'Kingsley Village' - Fairfax Drive (signed Beatty Court) and take the next left turn into Carter Close. Turn left into Holland Walk and the development will be observed on the right hand side. (Note: this apartment also boasts separate access, other than the main residents entrance).

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops and four 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 Aide 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.

The property is within walking distance of open countryside and the Shropshire Union Canal.

BEATTY COURT

Beatty Court is an attractive range of retirement apartments consisting of approximately 63 one and two bedroom Retirement Living Apartments, built by McCarthy & Stone in 2009. The building is in an ideal location, accessed via both Kingsley Village (by car) and Red Lion Lane - leading off prestigious Welsh Row (approximately 400 yards from the town centre).

Each apartment has its own private front door, lift and stair access and residents' facilities, including ground floor Lounge, Guest Suite and Laundry Room. There are also beautiful communal gardens surrounding the building, with large residents parking at the principal entrance (permit scheme).

Beatty Court is situated just 400 yards from the central shopping area in Nantwich, accessed via a footpath leading to Welsh Row or, alternatively, via a short scenic garden path. The purpose built retirement complex features a 24 hour care line system, laundry room, mobility scooter store/charging point and a guest suite with ensuite facilities for family and friends to stay in (charge applies). There is a recycling/refuse room for all residents to use. The well appointed residents lounge is located on the ground floor and offers a pleasant relaxed atmosphere. There is a car parking permit scheme available to residents.



KITCHEN

AGENT'S NOTE

The apartment is a particularly desirable luxurious home nestled within a purpose built retirement complex, by McCarthy & Stone. Being accessed via stairs, the property is ideal for the over 55's wishing to be fully independent.

THE ACCOMMODATION

With approximate dimensions, comprises:-

RESIDENTS ENTRANCE

Intercom entrance. Access to Laundry Room, Residents Lounge and Guest Suite (available for residents visitors payable on site).

ENTRANCE HALL

Entrance door, ceiling light points, smoke detector, wall mounted intercom. Built in airing cupboard & additional useful storage cupboard.

LIVING DINING ROOM

14' 6" max x 21' 4" max (4.42m x 6.5m) An excellent spacious room with a pleasant aspect and ample space for both relaxing and entertaining. Two ceiling light points, two UPVC double glazed windows, electric storage heater, TV and telephone points, fireplace surround with electric fire, two double glazed doors to Kitchen.

KITCHEN

5' 11" x 10' 6" (1.8m x 3.2m) Well equipped with a range of beech effect fronted wall, base and drawer units to three elevations, roll top laminate work surface and inset stainless steel sink unit and mixer tap, recessed ceiling spot lights, UPVC double glazed window, vinyl floor, part tiled walls. Integrated appliances include: eye level electric oven/grill, four ring electric hob and fixed extractor over, fridge freezer, integrated washing machine.





LIVING DINING ROOM





LIVING DINING ROOM





IMMACULATE BATHROOM WITH SEPARATE SHOWER

BEDROOM ONE

9' 3" x 15' 10" max (2.82m x 4.83m) Of an excellent proportion and superbly appointed with ceiling light point, electric storage heater, UPVC double glazed window. Full width built in mirror fronted wardrobes.

BATHROOM WITH SEPARATE SHOWER

Comprehensively well equipped with panel bath, low level WC, wash hand basin inset into vanity unit, separate shower cubicle with mains shower, ceiling light point, wall light point, wall mounted mirror, part tiled walls, extractor fan, heater.



BEDROOM TWO

7' 5" x 10' 10" (2.26m x 3.3m) Ceiling light point, electric storage heater, UPVC double glazed window.

EXTERIOR

The building can be approached by vehicle via Kingsley Village or on foot along Welsh Row and Red Lion Lane. The communal gardens are beautifully presented and surround the apartments. The residents parking is on a first come first serve basis.

EPC RATING: C

COUNCIL TAX BAND: D

SERVICES

All mains water, electricity and drainage 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.

TENURE

Leasehold with vacant possession upon completion.
(Term: 125 years from 1 June 2009. There are currently 117 years unexpired).



BEDROOM ONE (ABOVE)

BEDROOM TWO (BELOW)





RESIDENTS LOUNGE

SERVICE CHARGE & GROUND RENT

The Service Charge is approx. £2,427.96 per annum.
The Ground Rent is approx. £495 per annum.
Total weekly cost is approx. £56.21.

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

VIEWING

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

SALE 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.

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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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BEATTY COURT EXTERIOR (ABOVE)

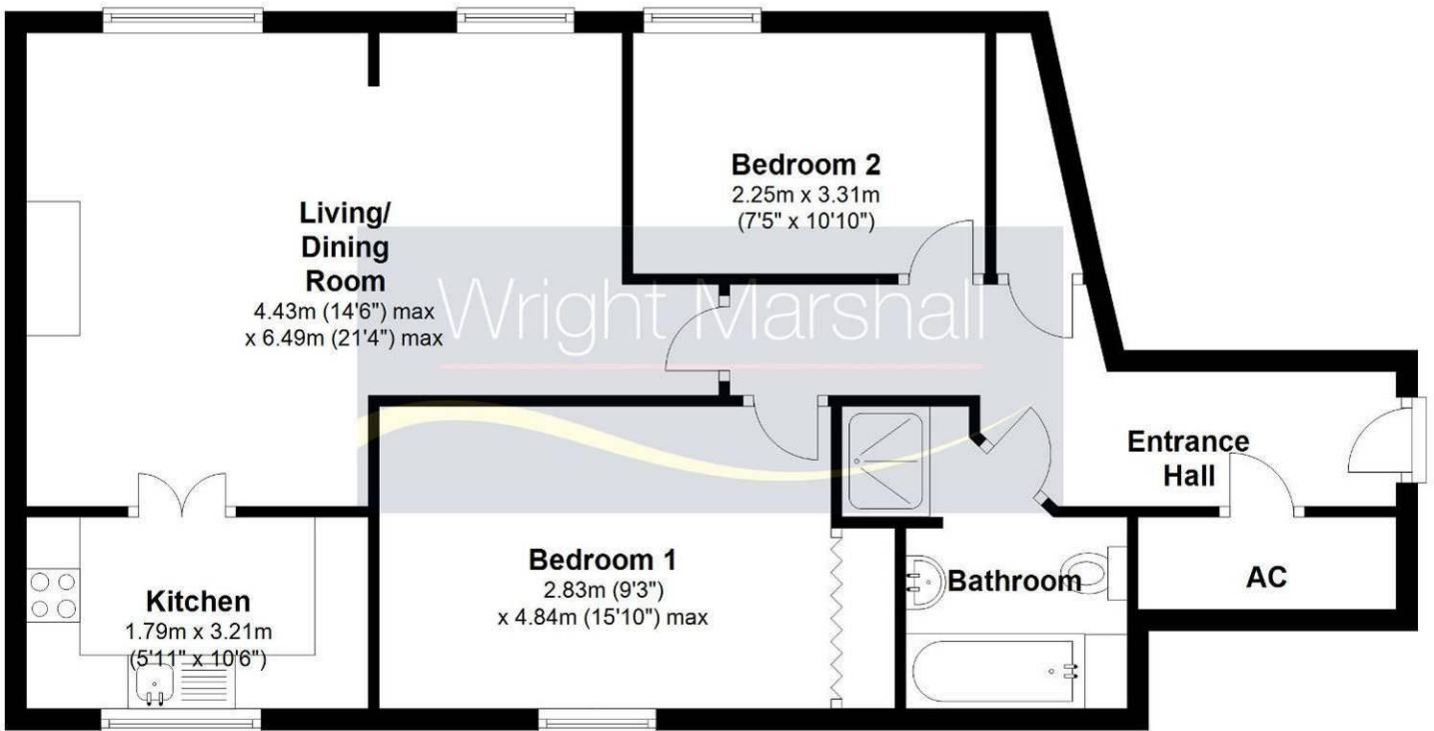
NANTWICH TOWN CENTRE (BELOW)





Floor Plan

Approx. 69.0 sq. metres (742.6 sq. feet)





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