



41 BYRON WALK | NANTWICH | CHESHIRE | CW5 5UT | OIRO £145,000



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

41 Byron Walk, Nantwich, Cheshire, CW5 5UT

A luxurious Three Bedroom Second Floor Modern Apartment offering conveniently situated Town Centre accommodation with a pleasant aspect towards Welsh Row.

The accommodation is versatile & light, with residents entrance & stairs rising to the first & second floors. Briefly comprising; Entrance Hall with built in Cloaks Cupboard, Open plan Lounge/Kitchen area with quality appliances, Shower Room/WC, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three.

Intercom telephone entry system, uPVC double glazing, electric heating system. Allocated parking to rear.





WELSH ROW - NANTWICH

DIRECTIONS

From our Nantwich Office proceed along Waterlode toward the traffic lights at the junction of Welsh row and High Street and continue along Waterlode and turn left into Fairfax Drive, continue along Fairfax Drive and Bryon Walk is on the left 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.

NEARBY WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.





STAIRS LEADING TO APPARTMENT

GENERAL COMMENTS & REMARKS

This well designed and appointed modern second floor, three bedroomed apartment stands within an attractive modern apartment building, located just off Welsh Row and within the Town Centre of Nantwich.

The luxurious apartment provides well presented and appointed accommodation with a kitchen area now fully incorporated into the light and spacious living/dining area, offering an appealing living zone and the apartment benefits further from three Double Bedrooms and stunning shower room. With an allocated parking space, double glazing and Fischer electric remote controlled heating we recommend an early internal inspection.

A path leads through communal gardens to the front of Byron Walk and an entry phone provides access to a communal reception hall and entrance Hallway with a door leading to the Reception Hall.

RECEPTION HALL

Entrance door, electric radiator, telephone entry phone , wall mounted alarm control panel, panel door to built in storage cupboard incorporating shelving, panel doors to all rooms.





LIVING ROOM

LIVING / KITCHEN / DINING AREA

19' 5" x 15' 1" max (5.92m x 4.6m)

Living area carpeted, with uPVC double glazed window, electric radiator, television aerial point, open to the stunning Kitchen Dining area.

Comprehensively equipped Kitchen with a high quality range of cream coloured base and drawer units. Wall mounted glazed cupboard with solid wood surfaces and upstand. 4-ring electric Schott Ceran hob with built-in double electric oven beneath and stainless steel canopy over, integrated AEG dish washer, integrated tall fridge with freezer beneath, Zanussi integrated washing machine. Attractive wood effect flooring. Ceramic 1.5 bowl, uPVC double glazed window with pleasant aspect. Ample space for dining table and chairs.





KITCHEN DINING AREA





KITCHEN DINING AREA





MASTER BEDROOM ONE

MASTER BEDROOM ONE

9' 1" x 11' 0" (2.77m x 3.35m)

uPVC double glazed window, electric wall radiator, range of fitted wardrobes, cupboards and bedside cabinets, ceiling light point, Door to Ensuite shower room.

ENSUITE SHOWER ROOM

Beautifully appointed with corner shower with curved screen and electric 'Bristan' Shower, low level WC, wash hand basin upon vanity unit, fully tiled walls, attractive flooring, ceiling light point, extractor fan, ladder radiator/towel rail, wall mounted storage unit, uPVC double glazed window.





BEDROOM TWO

BEDROOM TWO

11' 3" x 12' 0" (3.43m x 3.66m)

Two uPVC double glazed windows, ceiling light point, electric panel heater.

BEDROOM THREE

10' 0" x 11' 0" (3.05m x 3.35m)

Two uPVC double glazed windows, fitted wardrobes and shelving, ceiling light point.

WET/SHOWER ROOM

Beautifully presented with large walk in shower with mains shower (rainfall shower head and hand held). Concealed cistern WC, wash hand basin, inset into vanity unit, fully tiled walls, extractor fan, ceiling light point, mosaic tile effect floor covering, ladder radiator/towel rail





BEDROOM THREE (ABOVE)

WET/ SHOWER ROOM (BELOW)





EXTERNALLY

The property benefits from a most attractive position within a modern apartment building which is serviced and maintained to a very high standard and stands within lawned gardens and is located just off Welsh Row within Nantwich.

EPC RATING: C

COUNCIL TAX BAND: B

SERVICES

All mains water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions). 'Robinson Willey' electric heaters throughout.

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

The apartment is subject to the remainder of a 999 year lease with a ground rent of £80.00 per annum. The apartment is subject to a monthly service charge of £77.00 which includes communal garden maintenance, internal building maintenance and buildings insurance.

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 9.00-3.30pm.

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.

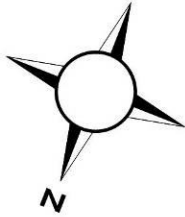
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MARKET APPRAISAL

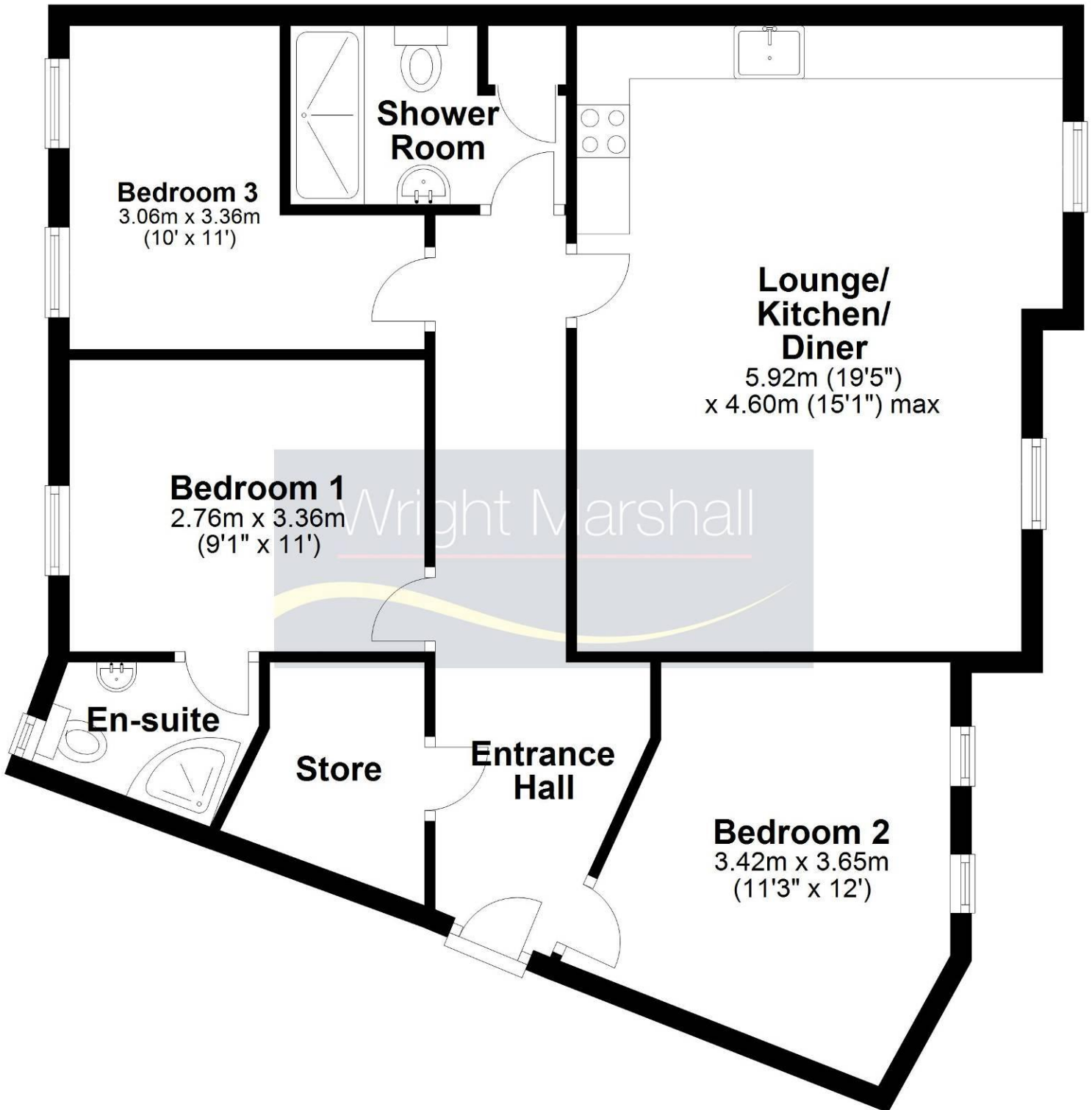
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Floor Plan

Approx. 73.7 sq. metres (792.9 sq. feet)



NOTES

Wright Marshall
Estate Agents

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