



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

An excellent manageable, conveniently located Two Bedroom Ground Floor Apartment within a modern purpose built building. Being particularly convenient for the town centre & Welsh Row, the property is ideal for buy to let investors or owner occupiers. With a parking space & uPVC double glazing.

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 and continue. Turn right into Capel Way and take the second left turn into Lambert Crescent. The apartments will be observed on the left hand side, with the entrance being located to the rear.

DESCRIPTION

An excellent manageable, conveniently located Two Bedroom Ground Floor Apartment within a modern building within the town centre and being particularly convenient for the town centre and facilities and historic Welsh Row.

The property is ideal for buy to let investors or owner occupiers.

The accommodation briefly comprises: Residents Entrance, Entrance Hall with built in cupboard. Open plan Kitchen Dining Living Room, Bedroom One, Bedroom Two and Bathroom.

With a parking space and uPVC double glazing.

NO ONWARD CHAIN FROM APPROX 1ST MAY 2022.

NEARBY WELSH ROW

The apartment is within walking distance of open countryside and the Shropshire Union Canal. Highly regarded Malbank School and 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 and has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black and white residences.

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.

THE ACCOMMODATION:-

With approximate dimensions comprises:

RESIDENTS ENTRANCE

Intercom access via door. Inner door providing access to the apartment.

ENTRANCE HALL

Entrance door, ceiling spotlight, electric heater, wall mounted intercom, built in cupboard.

OPEN PLAN KITCHEN DINING LIVING ROOM

A pleasant and light room with three ceiling light points, 2 UPVC double glazed windows, electric heaters, wood effect laminate floor, TV and telephone points. Well equipped kitchen with electric hob and oven, roll top laminate work surfaces with inset stainless steel single drainer sink unit. Vinyl floor, extractor fan, space for tall fridge freezer, space and plumbing for washing machine.

BEDROOM ONE

Ceiling light point, UPVC double glazed window, electric heater, TV point.

BATHROOM

Panel bath with electric shower over, low level WC, pedestal wash hand basin, ceiling light point, extractor fan, part tiled walls, vinyl floor.

BEDROOM TWO

Ceiling light point, UPVC double glazed window, electric heater.

EXTERIOR

Allocated parking space (No. to be confirmed)

EPC RATING: C

COUNCIL TAX BAND: B

SERVICES

All mains water, electricity and drainage services are connected (subject to statutory undertakers costs and 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 CHARGES & GROUND RENT

Ground rent: £80 per annum.

Current service / maintenance charge (reviewed annually): £82.17 per month.

The managing agents are Trinity Estates.

The freehold is owned by Kingsley Village Nantwich Management Company.

TENURE

Leasehold with vacant possession upon completion. (Term: 999 years (less 10 days) from 28th June 2002). The lease expires in 3004.

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 9.00-4.00 pm.

SALES PARTICULARS AND 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 and 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.

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, 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.