

Floorplans

CWQuickSketch.jpg



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 & spacious Two Bedroom ground floor apartment standing in an intimate bespoke built apartment building close to amenities & within walking distance of the town centre & schools.

A superb proposition for both owner occupiers & buy to let investors alike.

UPVC Double Glazing throughout & an allocated parking space.

NO CHAIN

DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street and continue to the mini roundabout. Turn right, passing Morrisons Supermarket and at the next roundabout turn left into Wellington Road, proceeding over the level crossing. Continue along Wellington/Audlem Road (A529) towards Brine Leas Academy, and turn left into Peter Destapleigh Way. Turn left into Pear Tree Field 7 take the first right turn. Proceed beyond the entrance to the Co=Op store & the apartment building will be observed on the left hand side with the allocated parking. A pathway leads to the rear entrance door.

DESCRIPTION

Conveniently located close to amenities, schools, road networks & within walking distance of the town centre itself.

Well presented & spacious, the superb two bedroom double bedroom ground floor apartment is ideal for both owner occupiers or buy to let investors.

Briefly comprising; Residents entrance. Entrance Hall, Open plan Kitchen Dining Living Room, Bedroom One, Bedroom Two, Bath & Shower Room.

Communal lawned areas & one allocated parking space. UPVC D.G.

NO CHAIN

STAPELEY

Stapeley is a popular edge of town location, with the benefit of a family friendly pub, Co-Op store & other shops within the established development. High demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance.

1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY - tel: 01270 625663. email: info@brineleas.co.uk

(Ofsted good).

2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - tel: 01270 685020. e-mail: admin@stapeleybl.cheshire.sch.uk (Ofsted outstanding).

3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ - tel: 01270 685155. email: peartreeprimaryadmin@cheshire.gov.co.uk

(Ofsted good).

(Other excellent schools are also located within the town).

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 COMMUNAL ENTRANCE

ENTRANCE HALL

(14'8" x 3'1") ((4.47m" x 0.94m"))

Entrance door, ceiling light point, radiator, attractive 'herringbone design' wood effect floor and matwell. Built in cupboard.

OPEN PLAN KITCHEN DINING LIVING ROOM

(18'12" x 12'10") ((5.49m" x 3.91m"))

An extremely spacious room with natural light with three full height UPVC double glazed windows. Two ceiling light points, smoke detector, radiator, tile effect and wood effect flooring. White gloss wall base and drawer units with work surface and inset stainless steel single sink unit. Space for electric cooker with concealed extractor over, integrated fridge freezer. Space for washing machine and dishwasher. Part wall, TV point, Wm telephone intercom.

BEDROOM ONE

(13'8" x 9'3") ((4.17m" x 2.82m"))

Ceiling light point. UPVC double glazed window.

BEDROOM TWO

(11'2" x 5'7") ((3.40m" x 1.70m"))

Ceiling light point. UPVC double glazed window, built in cupboard.

BATH & SHOWER ROOM

(8'3" max overall x 7'8" overall) ((2.51m" max overall x 2.34m" overall))

Panelled bath, shower cubicle with pivot door and mains shower (fully tiled where visible), low level WC, pedestal wash hand basin, ceiling light point, part tiled walls, UPVC double glazed window, radiator, tile effect flooring.

EXTERIOR

Allocated parking space. Pathway leading to the rear entrance, lawned areas. CCTV

EPC RATING: C

COUNCIL TAX BAND: B

SERVICES

All mains water, gas, electricity & drainage services are connected (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.

SERVICE CHARGE & GROUND RENT

Ground Rent £150 (annual figure paid until 31st March 2022).

Service Charge £1604.66 (12 monthly payments of £133.72).

TENURE

Leasehold with vacant possession upon completion. (Term: 150 years from 1st January 2006).

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.

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.