



21 CROMWELL COURT | NANTWICH | CHESHIRE | CW5 5NZ | OFFERS OVER £79,950



21 Cromwell Court, Nantwich, Cheshire, CW5 5NZ

Conveniently situated within the heart of the town centre within a short walk of the doctors practice, library, bus station and M & S Simply food with all other facilities further beyond. The purpose built retirement apartments for the over 60's is within 'Cromwell Court' & offers an excellent form of stress free living with independence in mind.

Though warden assisted each apartment enables each occupant a comfortable low maintenance lifestyle with residents facilities including lounge, laundry and guest suite (available for a nominal charge).

The super one bedroom first floor apartment briefly comprises Entrance Hall, Shower Room, Bedroom with built in wardrobes, Living Room and modern Kitchen.

Beautifully maintained grounds surround the building which are wonderful for residents to enjoy. Residents parking (where available) and visitor parking.
UPVC double glazing and electric heating.

NO CHAIN - VIEWING IS STRONGLY RECOMMENDED.





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 main entrance will be observed to the front of the building itself.

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.



NANTWICH TOWN

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.

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.

RESIDENT'S FACILITIES

Lounge, Guest Suite & Laundry Room.



RESIDENTS LOUNGE



THE ACCOMMODATION:-

With approximate dimensions, comprises;

HALL

Entrance door. Ceiling light point. Built in cupboard.



LIVING DINING ROOM (15'5" x 10'6")

Of a good size with interesting view towards St. Marys Church over the residents garden. Ceiling coving. Two UPVC double glazed windows to side and rear. Two wall light points. Marble hearth with space for electric fireplace. TV and telephone points. Electric storage heater. Double opening glazed doors to the kitchen.

KITCHEN (6'11" x 7'3")

Well fitted with a modern range of white wall, base and drawer units and roll topped laminated work surface with stainless steel single drainer sink unit and mixer tap. Ceiling light point. Ceiling coving. Tiled walls. UPVC double glazed window. Eye level electric oven, base level fridge space, electric hob with extractor over. Tiled floor. Under unit work top lighting.

SHOWER ROOM (6'6" x 5'7")

Remodelled, the shower room is well appointed and fitted with easy accessibility in mind. Corner shower with pivot door (fully tiled walls), being fitted with an electric shower and wall mounted folding seat and having no useful wall recesses. Low level WC. Fully tiled walls and floor. Grab rails. Heated radiator towel rail. Contemporary wall mounted sink unit with drawer. Ceiling coving. Wall mirror.





outlook.



and trees. Residents parking is available within the apartment complex, subject to availability with visitor parking also available on site.

EPC RATING: C

COUNCIL TAX BAND: B

SERVICES, SERVICE CHARGES & GROUND RENT

All mains water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Electric central 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: Approx £1476.60 half yearly.

Ground rent: £256.37 half yearly (approx March & Sept).

Managing Agents: First Port / Estates & Management

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

TENURE

Leasehold with vacant possession upon completion. (Term: 125 years from approx February 1993 until approx Jan 2118 - 95 years remaining).

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 & 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.

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

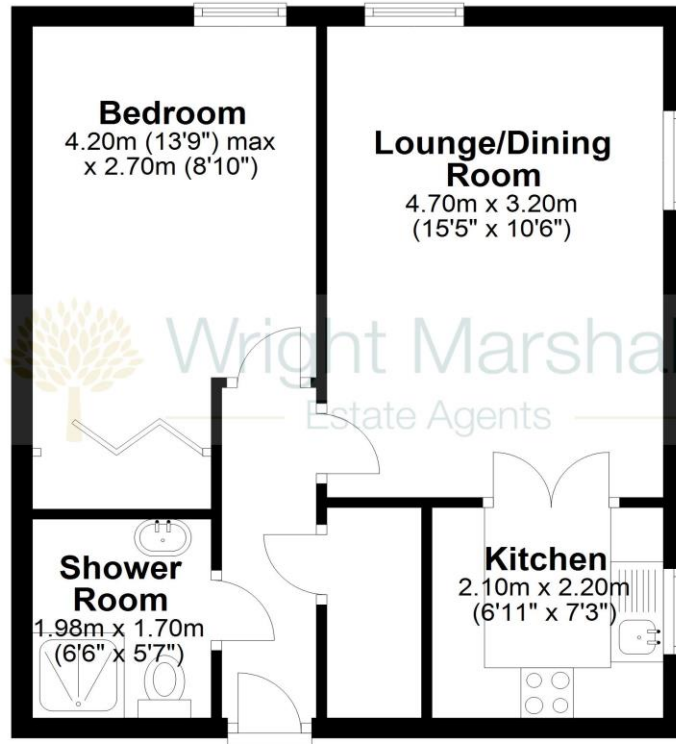
We can help you fund your new purchase with mortgage advice!

** 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.



Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 41.4 sq. metres (445.6 sq. feet)
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