



35 CROMWELL COURT | BEAM STREET | NANTWICH | CHESHIRE | CW5 5NZ | OIRO £129,950



35 Cromwell Court, Beam Street, Nantwich, Cheshire, CW5 5NZ

Superb retirement apartment close to excellent town facilities.

An unusual larger than standard spacious one bedroom first floor retirement apartment for the over 55's located in the heart of the town centre close to amenities & standing in wonderfully manicured residents gardens.

Briefly comprising: Hall with two built in cupboards, spacious Living Room, Kitchen Diner, Bedroom One with fitted & built in furniture, Bathroom.

The retirement building also offers a recently redecorated residents Lounge together with Laundry Room and Guest suite for residents visitors. Residents car park with visitor spaces. UPVC D.G. & Electric heating.

NO CHAIN





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 where the residents car park & visitors spaces will be found. The apartment is accessed through the main lobby & lounge area, via stairs or lift to the first floor.

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.

NEARBY 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.



MAIN RESIDENTS ENTRANCE

With secure glazed doors and central intercom system.

RESIDENTS LOUNGE (SEE ABOVE)

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

15'0" in length.

Entrance door. Ceiling light point. Coving. Telephone point. Loft access. Emergency pull cord. Built in cupboard housing water cylinder, shelving and light. Additional built in cupboard.





LIVING ROOM (15'0" x 14'2")

Superbly proportioned with an attractive view of the communal garden.
 Two wall light points. UPVC double glazed window.
 Attractive electric fire with marble insert, hearth and timber surround.
 TV aerial point. Coving. Emergency pull cord. Electric panel heater.
 Double opening doors to the Kitchen Diner.





KITCHEN DINER (14'0" x 12'8" reducing to 8'1")

An unusually large and light kitchen boasting a good size dining space for several guests. Comprehensively equipped with a range of modern light cream coloured wall and base cupboards to two elevations. Roll top wood effect work surface and inset stainless steel single drainer sink unit and mixer tap. Part tiled walls. Ceiling light point. Wall light point. UPVC double glazed window overlooking the garden. Electric panel heater. Coving. Wood effect laminate floor. Appliances include an eye level electric oven, four ring electric hob with extractor over. Space for low level fridge and freezer. Ample dining space.





BEDROOM ONE (17'6" x 8'9" reducing to 15'7")

An exceptionally spacious room with garden view. Two wall light points. Electric panel heater. Telephone point. Attractive range of white coloured fitted furniture including mirror fronted wardrobe, drawers, bedside cabinets and corner display shelves with inset lighting. Coving. UPVC double glazed window. Emergency pull cord.



BATHROOM (7'7" x 5'6")

Panel bath with 'Heatrae Sadia' electric shower over. Low level WC. Wash hand basin inset into vanity unit. Fully tiled walls. Coving. Dimplex wall heater. Wall mounted mirror and light over. Chrome ladder radiator.





AGENTS NOTE:-

If a non-resident wishes to stay overnight(s) there is a useful 'guest bedroom suite' available for hire from the building manager for a small charge. This has twin beds and tea/coffee making facilities. It is located just a few doors along the corridor from No. 35 & visitors could be accommodated on a first booked, first served basis.

EXTERIOR

The immaculate lawned gardens offer a delightful place to relax in and are bordered by deep stocked flower beds, specimen shrubs, plants and trees. One parking space is available with the apartment (with a 'reserved' plaque) and visitor parking is also available on site.

EPC RATING: C

COUNCIL TAX BAND: B

SERVICES

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 & GROUND RENT

- o Annual Service charges (Building), which also includes Water & Sewerage for 35 Cromwell Court, is currently £2,948 billed in two half yearly invoices (i.e. 50% each invoice)
- o Annual Ground rent (Gardens) is currently c.£512 p.a. which is billed in two half yearly invoices (i.e. 50% each invoice).

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 1993).

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.

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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.



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

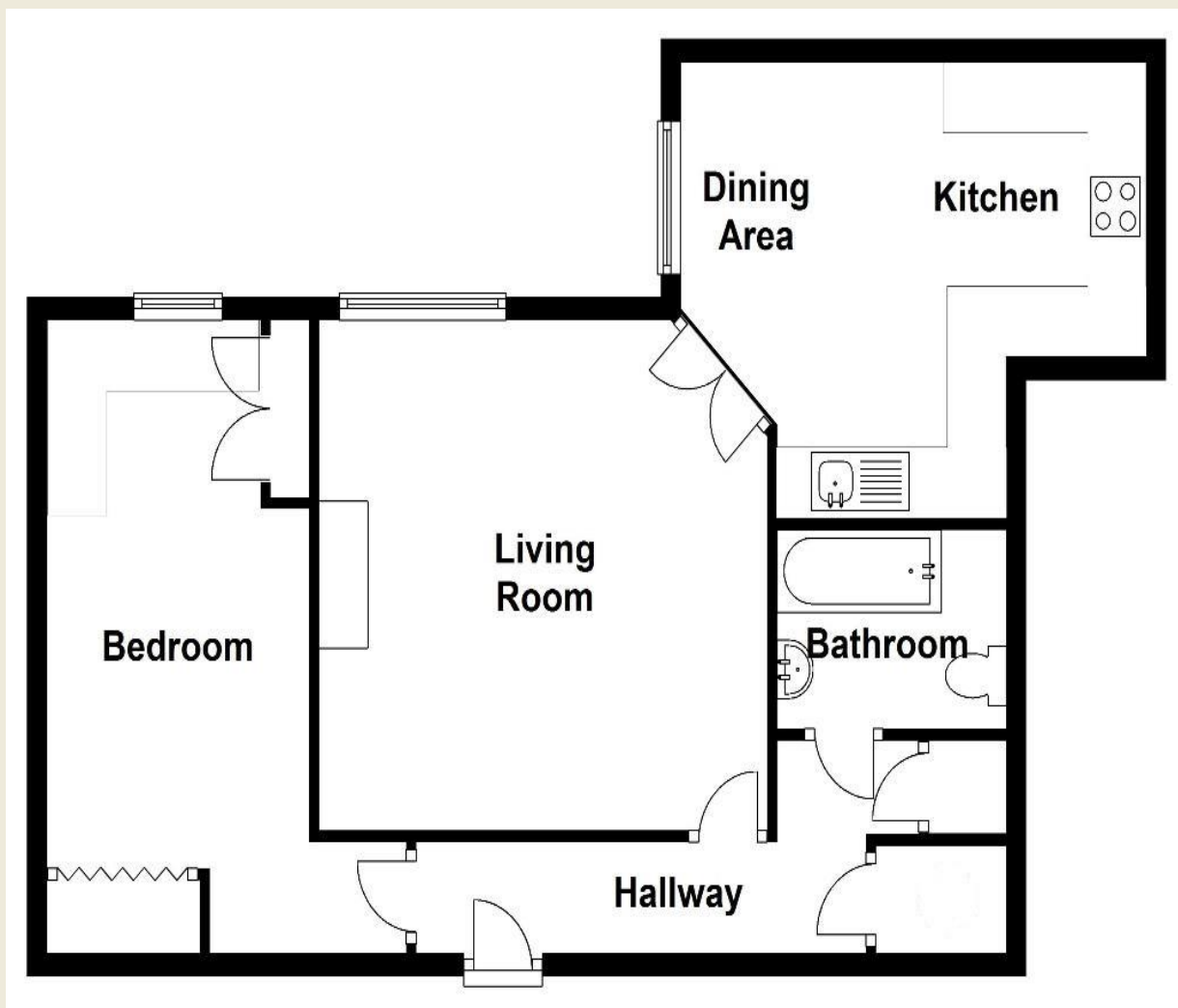
We can help you fund your new purchase with mortgage advice!

** 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.





Wright Marshall
Estate Agents

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