



APARTMENT 2, SLEEPERS POINT | PILLORY STREET | NANTWICH | CHESHIRE | CW5 5SS |  
OFFERS OVER £165,000



An excellent, well presented and superbly located town centre Two Double Bedroom, Two Bathroom, luxurious Ground Floor Apartment with superb light accommodation throughout.

The impressive apartment must be viewed in order to appreciate the fabulous property on offer, which is sure to be of interest to both owner occupiers and buy to let investors.

The desirable centrally located apartment is ideal for purchasers wishing for easy maintenance, excellent facilities close by or wanting somewhere as a 'lock up and leave' residence.

Briefly comprising; Remotely operated entrance gates. Communal residents entrance with both stairs and lift access to first, second and third floors. Entrance Hall with built in storage cupboard (space and plumbing for washing machine and tumble dryer), spacious light Living Kitchen Dining Room with French doors opening to the exterior seating area, Master Bedroom One and Ensuite Shower Room, Bedroom Two, Bathroom.

Allocated parking. UPVC Double Glazing and Gas Central Heating.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

**BY CAR:** Proceed from the agents Nantwich office along Hospital Street to the mini roundabout. Turn right, passing Morrison's supermarket and continue to the Laura Ashley roundabout. Turn left into Wellington Road (towards the station). Turn left (identified by the access archway) to the apartments electric gates. The residents parking is located to the rear of the building.

**ON FOOT:** Proceed out of the agents office turning right onto Pillory Street. Continue to the end of the road with Laura Ashley on your left. Continue over the roundabout towards the station. The apartment building will be observed on the left hand side with the remote vehicular and pedestrian access / entrance visible from the road.

#### 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.



#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### RESIDENTS HALLWAY

Lift and stairs to all floors. Door to the apartment.

#### THE APARTMENT: ENTRANCE HALL

Entrance door. Intercom system. Built in storage cupboard with both space & plumbing for washing machine & tumble dryer, gas central heating boiler. Doors to all principal rooms, radiator, wood effect laminate floor, 2 ceiling light points, smoke detector.



**OPEN PLAN LIVING DINING KITCHEN (24' 9" max x 11' 5" max)**

**LIVING AREA:** A well appointed light and spacious room with ceiling light point, radiator, TV and telephone points, UPVC double glazed French doors to the seating area, open to the Kitchen Diner. Door to hall.

**KITCHEN DINER:** Well equipped with a range of white coloured wall, base and drawer units to two elevations incorporating a roll top laminate work surface and inset stainless steel sink unit and mixer tap, recessed ceiling spot lights, part tiled walls, vinyl floor covering, wall shelving. Appliances include: electric oven, hob with extractor over, fridge freezer. Space for table and chairs, UPVC double glazed window to side.





**BATHROOM (6' 1" x 6' 10")**

Modern white suite with panel bath, concealed cistern WC, wall mounted wash hand basin, complimentary tiled walls, shaver point, recessed ceiling spot lights, tiled effect floor, extractor fan, radiator.

**MASTER BEDROOM ONE (13' 7" max x 10' 8" max)**

An excellent room with ceiling light point, TV and telephone points, built in mirror fronted wardrobe, radiator, UPVC double glazed window. Door to Ensuite Shower Room.

**ENSUITE SHOWER ROOM**

Superbly presented with a large enclosed shower cubicle with mains shower, low level WC, vanity wash hand basin, complimentary tiled walls, shaver point, wall mounted mirror, recessed ceiling light points.





#### BEDROOM TWO (12' 6" max x 9' 4" max)

A pleasant bedroom with ceiling light point, radiator, UPVC double glazed window.

#### EXTERIOR

The range of apartments are set within well maintained communal residents gardens. The apartment benefits from an allocated parking space.

#### EPC RATING: C

#### COUNCIL TAX BAND: B

#### SERVICES & CHARGES

All mains water, gas, electricity and drainage are connected (subject to statutory undertakers costs & conditions). Gas Central Heating. (Boiler replaced within the last 2 years).

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 is approx. £150 per month. Ground Rent is approx. £220 per year. 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: 999 Years from 1 January 2007).

#### 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.

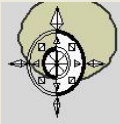
#### FINANCIAL ADVICE

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](mailto: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.





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PILORY STREET

Railway Hotel (PH)

LB

Sleepers Point

1 to 24

Nantwich (Station)

FB

SP



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## Floor Plan

Approx. 64.2 sq. metres (690.8 sq. feet)

