



APARTMENT 18, CHATTERTON HOUSE | CHURCH LANE | NANTWICH | CHESHIRE | CW5 5RQ | OFFERS OVER £125,000



A stunning One Bedroom Third Floor, prime position town centre apartment within the desirable 'Chatterton House'.

Situated within the prime corner with views directly towards St Mary's Church. Forming part of the original 'Lamb Hotel' development (circa 2007). The stylish apartment is ideal as a 'pied a Terre' in the centre of the historic market town of Nantwich, or for perhaps a first time buyer who wishes to have a great easy & manageable home right in the centre of town.

Various excellent retailers are positioned with the building at ground floor level, most notably Costa Coffee.

The apartment itself briefly comprises; Residents Entrance. Hall, Living Dining Room, Fitted Kitchen with integrated appliances, Bedroom One, Bath & Shower Room.

Designated parking space with coded entry, located along Hospital Street near the PC Centre.

NO CHAIN





DIRECTIONS

From the Agent's Nantwich office, proceed down Hospital Street & turn left, just after Costa Coffee. The prestigious entrance with black entrance door will be observed on the left hand side, just before the cafe.

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.

CHATTERTON HOUSE

Entrance to 'Chatterton House' is gained via Church Lane or from Nantwich town square, & access to the property is gained via the lift or staircase to the 1st Floor. The communal area of 'Chatterton House' offers a limestone floor entrance lobby & carpet to landing space & staircases. Personal mail boxes are located in the main lobby. Remote access door entry system is via video telephone link & a 5-lever mortise lock & night latch are on the apartment entrance door. The property is located in the centre of the town, close to the Church & is approached over a characterful cobbled road. We strongly recommend an essential viewing of this superb Apartment, in this exclusive development, in the heart of the historic town centre.







AGENTS NOTE:-

Carpets & blinds are included in the sale, making this ideal for buy to let investors or indeed owner occupiers. (Remaining furniture may be included in the sale).

THE ACCOMMODATION:-

With approximate dimensions, comprises;

RESIDENTS ENTRANCE & HALLWAY

Stairs & lift to all floors. Limestone floor & lighting. Door with highly elegant Lion door knocker.

ENTRANCE HALL

OPEN PLAN LIVING DINING ROOM (12'1 x 11'6)





FITTED KITCHEN (9'6" x 8'6")
(With integrated appliances).



BEDROOM (13'5" x 9'6")





BATHROOM (7'8 max x 7'8 max)

PARKING

The designated parking space (accessed via a code) is under the archway next to the pc shop on Hospital Street (next to the chiropractor close to Latham's garage).

EPC RATING: E

COUNCIL TAX BAND: B

SERVICES

Mains water, electricity & drainage are either connected or available locally (subject to statutory undertakers costs & 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

Service / maintenance charge - approx £526.22 and is half yearly. The ground rent is £550 per annum. (Increase of £100 every 5 years, last increase October 2022).

TENURE

Long leasehold with vacant possession upon completion. (Term: 999 Years from 18.03.2019).



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

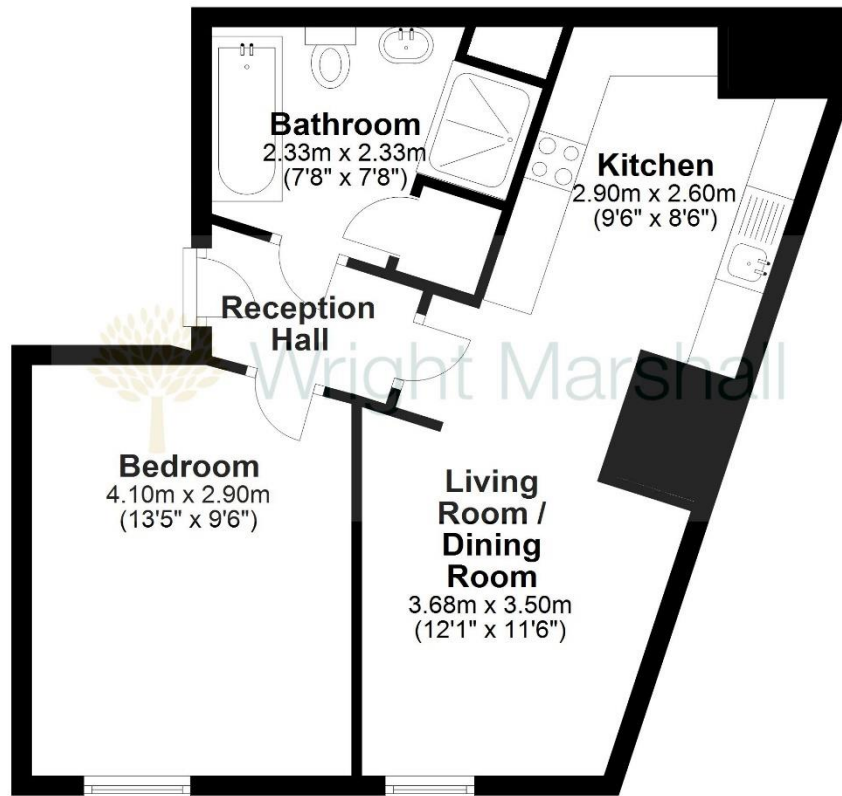
We can help you fund your new purchase with mortgage advice!

** 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.

Flat

Approx. 46.5 sq. metres (500.5 sq. feet)



Total area: approx. 46.5 sq. metres (500.5 sq. feet)

18 Chatterton House