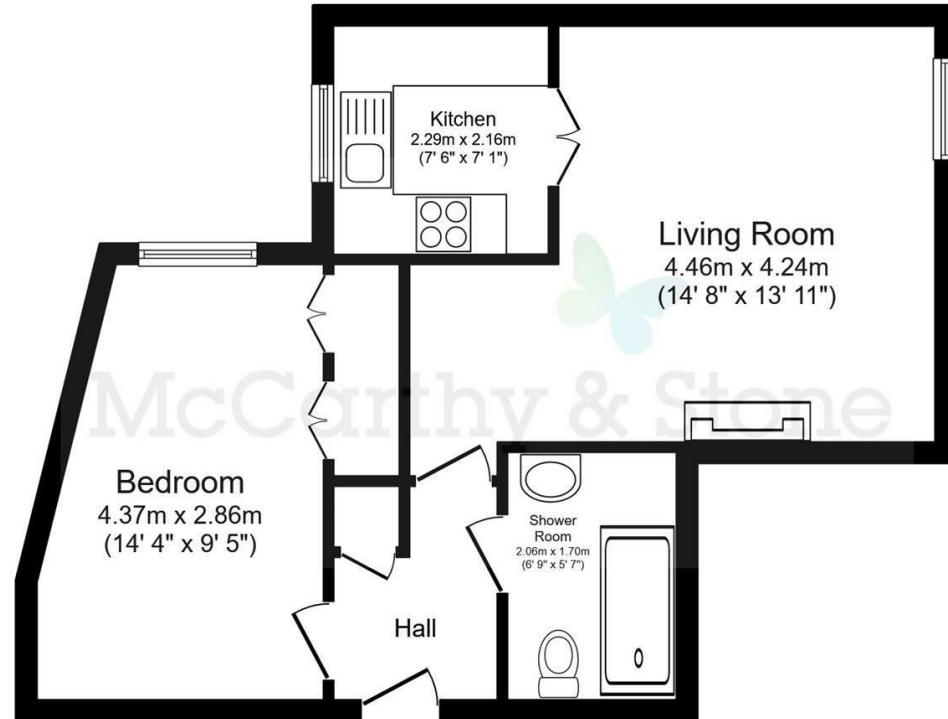


**55 Beatty Court**

Holland Walk, Nantwich, CW5 5UW



Total floor area 45.9 sq.m. (494 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Asking price £95,000 Leasehold**

A one bedroom retirement apartment situated on the top floor of our very popular development Beatty Court. Part of our retirement living range of properties.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**Call us on 0345 556 4104 to find out more.**



# Beatty Court, Holland Walk, Nantwich

1 bed | £95,000

## Beatty Court

Beatty Court was built by McCarthy & Stone and been designed and constructed for modern retirement living. The development consists of 63 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to availability and additional fee)).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Entrance Hall

Front door with spy hole leads to a welcoming entrance hall where the apartment's security door entry system and the 24-hour Tunstall emergency response system are located and a mains wired smoke detector. There is a door off to storage cupboard/airing cupboard which houses the hot water tank. Further doors lead to the lounge, bedroom and shower room.

## Living Room

Good size square lounge benefiting from a feature fireplace with inset electric fore creating a good focal point for the room. TV and telephone points, Sky/Sky+ connection point. Ceiling light, raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

## Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer sits below a double glazed window. Under counter low level built in oven, ceramic hob, cooker hood and freestanding fridge freezer.

## Bedroom

Double bedroom with a fitted mirror fronted sliding wardrobe. Ceiling lights, TV and phone point.

## Shower Room

Fully tiled and fitted with suite comprising of shower cubicle with sliding glass door and fitted with grab rails for safety. Low level WC,

vanity unit with sink and mirror above. Heated towel rail, mirror with light and shaver point over, fan heater and tiled flooring.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or House Manager.

Service charge: £2,527.62 annum (for financial year ending 28/02/2025)

## Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Lease Information

Lease Length: 125 years from 2009

Ground Rent: £425 per annum

Ground Rent Review: Jun 2024

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

