



Total floor area 43.7 m<sup>2</sup> (471 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		83	85
(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	

## 15 Beatty Court

Holland Walk, Nantwich, CW5 5UW



**Asking price £125,000 Leasehold**

This is a beautifully presented ground-floor one-bedroom retirement apartment benefitting from being REDECORATED & NEW CARPETS in LOUNGE, HALL & BEDROOM, the KITCHEN ALSO BENEFITS FROM NEW FLOORING. The living room provides direct access to a lovely patio area, creating a delightful living space that seamlessly extends outdoors.

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Beatty Court, Holland Walk, Nantwich

1 bed | £125,000

## Beatty Court

Beatty Court has been designed to provide the very best in comfort and convenience. Security is a key feature and with a camera entry system in all apartments (with use from a standard TV), homeowners can see who is outside before giving them access. In addition, apartments are fitted with intruder/smoke alarms and a 24-Hour emergency call systems in the case of an emergency. The homeowners' lounge provides a superb space to socialise with friends and family and, if they wish to extend their stay, they can book into the guest suite to prolong their visit (subject to availability and additional fee).

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

## Local Area

The development is ideally situated, just 400 yards away from Welsh Row and the vibrant shopping district in the heart of Nantwich, a historic market town. Nantwich offers a diverse array of shops and contemporary conveniences, which beautifully complement its rich heritage, boasting a multitude of well-preserved Elizabethan-era buildings.

Additionally, this development enjoys excellent connectivity to public transportation. You'll find convenient bus stops along Welsh Row, and the train station on Wellington Road offers hassle-free access to neighbouring towns like Crewe, Shrewsbury, and Whitchurch.

## Entrance Hall

The front door features a spy hole, providing added security, and opens into a warm and inviting entrance hall. Here, you'll find the 24-hour Tunstall emergency response pull cord system, ensuring peace of mind.

Directly off the hallway, there's a door leading to a spacious walk-in storage cupboard that also doubles as an airing cupboard.

The hallway is thoughtfully designed with illuminated light switches, a smoke detector for safety, an apartment security door entry system with an intercom, and an additional emergency pull cord for added security. This central hub of the apartment provides access to the kitchen, bedroom, living room, and a well-appointed shower room.

## Living Room

A well-proportioned lounge/diner offers ample space for a lounge suite and a dining table and chairs if required. Having an attractive feature fireplace with inset electric fire making a lovely focal point.

TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door lead onto a separate kitchen.

Double Glazed Door provides access to a paved patio area.

## Kitchen

Fully fitted kitchen with complimentary flooring. Stainless steel sink with lever taps and window over. Having appliances to include a built-in electric oven, ceramic hob, extractor hood, integrated fridge/freezer and washing machine. Under pelmet lighting.

## Bedroom

A generous double bedroom having double fitted wardrobes with mirror frontage. Ceiling lights, TV, phone point and power points.

## Shower Room

Fully tiled shower room comprising of a walk in showering area with grab rail 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 non slip 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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service Charge: £2,527.56 per annum (for financial year ending 28/02/25)

## 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 June 2009

Ground Rent: £425 per annum

Ground Rent Review date: June 2024

## Additional Information & Services

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

