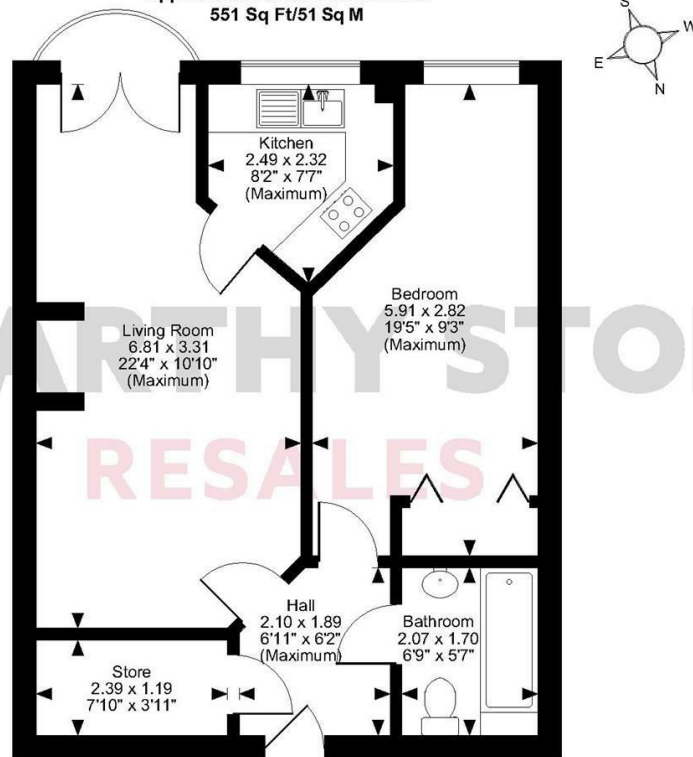


Beatty Court, Flat 48, Holland Walk
Approximate Gross Internal Area
551 Sq Ft/51 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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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		84	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		

48 Beatty Court

Holland Walk, Nantwich, CW5 5UW



Offers in the region of £125,000 Leasehold

A ONE BEDROOM retirement apartment, situated on the UPPER GROUND FLOOR featuring a JULIET BALCONY. The communal facilities within this over 60's development include a Homeowners Lounge where SOCIAL EVENTS take place and a GUEST SUITE for family and friends.

Call us on 0345 556 4104 to find out more.

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Beatty Court, Holland Walk, Nantwich

1 bed | £125,000

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 (usually charged at around £25 a night - subject to availability).

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 just 400 yards from Red Lion Lane and the main shopping area of the historic market town of Nantwich. The towns wide range of shops and modern amenities is contrasted by a large number of original Elizabethan buildings. The development is also well placed for public transport with bus stops on Welsh Row and the train station on Wellington Road providing access to towns such as Crew, Shrewsbury, and Whitchurch.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the

hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the kitchen, bedroom, living room and bathroom.

Living Room

A well-proportioned lounge with a Juliet balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with lever taps and window over. Built-in Electrolux oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

Bedroom

Spacious bedroom with a double window. Fitted wardrobes with mirror frontage. Ceiling lights, TV, phone point and power points.

Shower Room

Fully tiled and fitted with suite comprising of bath with shower over and 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 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: £2,527.62 per 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: June 2024

Additional Information & Services

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

