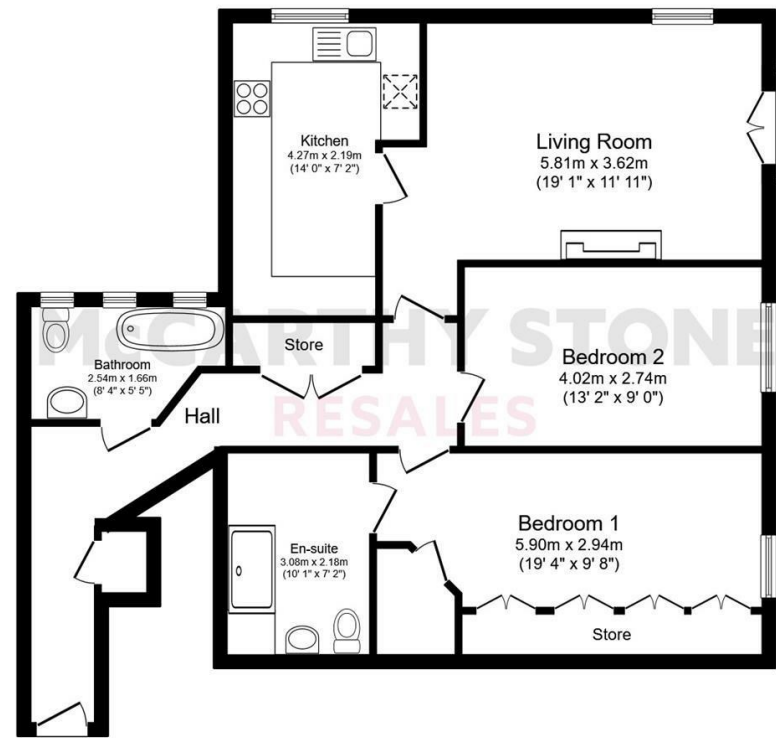


# McCARTHY STONE RESALES

## 21 LYME WOOD GRANGE MCKELVEY WAY, CREWE, CW3 0FH



Total floor area 90.9 sq.m. (979 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) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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A luxury TWO BEDROOM retirement apartment and ONE OF THE LARGEST apartments within the development. LARGER than average and hosting a range of BESPOKE UPGRADES & IMPROVEMENTS made by the current owners. These include COMPLETE NEW TOP OF RANGE KITCHEN & BATHROOM, New HEATING SYSTEM with ceramic cored radiators and combi style hot water system meaning running hot water on tap 24hrs. Truly outstanding property and one that MUST BE VIEWED to be appreciated.

## OFFERS OVER £320,000 LEASEHOLD

For further details, please call **0345 556 4104**

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# MCKELVEY WAY, AUDLEM, CREWE

2 BED | £320,000

## LYME WOOD GRANGE

Lyme Wood Grange is set in the idyllic village of Audlem and surrounded by lush countryside, in the heart of a friendly and thriving community. The 13th Century St James' Church stands right at the heart of the village and presides over the attractive streets still adorned with traditional wooden shop-fronts and flower displays. But while Audlem retains its picturesque village charm, there's still an excellent range of shops, trades and local amenities at hand. Everything you'll need from a pharmacy to the post-office and all just a short stroll from the development.

Audlem also has plenty of places to eat, drink and meet the friendly locals with a Cafe, a Deli and three first-rate pubs in the village alone. A regular bus service makes it easy to explore the surrounding area which has a wealth of traditional country inns, gastropubs and fine restaurants - all located in pretty villages and beautiful rural settings. With award-winning standards of comfort, space and security our beautiful apartments offer everything you need in a location second to none. The development was built by ourselves in 2019 and been designed and constructed for modern retirement living. Lyme Wood Grange consists of 25 retirement apartments for the over 60s. Our 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 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. We also have a guest suite on site to accommodate your families and friends to stay usually for a fee of £25 per night. It is prudent to book the guest suite in advance to avoid disappointment.

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

## ENTRANCE HALLWAY

Front door with spy hole leads to a very welcoming and

imposing L shaped entrance hall. The security door entry system and 24 hr emergency response unit is located here along with a mains connected smoke alarm. There are illuminated light switches for ease of use at night time. From the hallway there are doors off to two separate storage cupboards. One of them is a storage/airing cupboard which houses the hot water system, the washing machine and separate tumble dryer. The Ventaxia air flow system is also located here. Further doors lead to the living room, both bedrooms and bathroom.

## LIVING ROOM

This bright and spacious dual aspect living room is complemented by a double glazed doors with Juliette balcony enjoying a pleasant outlook over open fields and then a separate side window. There is a feature fire creating a great focal point for the room. Telephone point, TV point (with Sky/Sky+ capabilities) and plenty of power sockets. An Oak effect door with glazed panels leads into the separate kitchen.

## KITCHEN

A truly exceptional Shaker style fitted kitchen with a range of custom built hand painted base and wall units with granite style work top surfaces and tile splash backs. Over counter lighting. UPVC double glazed window sits above a one and a half bowl sink and drainer unit with waste disposal unit. There is a Quooker tap which provides instant boiling water or standard hot and cold water as required. AEG Integrated electric oven and AEG four ringed induction hob with extractor above. Integrated dish-washer along with integrated full size upright fridge and full size upright freezer. Recessed spot lights. Remote control plinth heater. Laminate flooring.

## MASTER BEDROOM

Very spacious double bedroom with bespoke over bed wardrobes and cupboards UPVC double glazed window. Two ceiling lights, TV and phone point. Door off to a walk in wardrobe with shelves and rails providing more great storage. Further door leading to En-Suite

## EN-SUITE

Extensively tiled luxury shower room and fitted with suite comprising; double width easy access shower unit with part glass screen, Low level WC with concealed cistern, vanity unit with wash basin and double mirrored cabinet above. Heated towel rail. Spot lights.

## BEDROOM TWO

Further great size double bedroom with ceiling light, Double glazed window, Power sockets and TV/telephone points. Currently also used as a dining room.

## BATHROOM

A completely upgraded and fully tiled bathroom with a modern white suite comprising; Oversize bath with bath lift. Hand shower unit connected to taps. Higher level WC with concealed cistern, vanity wash-basin with cupboard unit below and shelf above, mirror with integral light. Heated towel rail, ceiling spot lights.

## SERVICE CHARGE INCLUDES

- Services of on site House Manager
- Cleaning of communal windows and all external windows
- Water rates for communal areas and apartments
- Personal water rates
- 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 for this property is £4,845.95 per annum (up to financial year end 28/02/2025).

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 contact your Property Consultant or House Manager.

## LEASE INFORMATION

Lease term: 999 years from 1st Jan 2019  
Ground rent: of £495 per annum  
Ground rent review: Jan 2034

## PARKING DETAILS

This apartment owns an allocated parking place.

## ADDITIONAL INFORMATION & SERVICES

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

