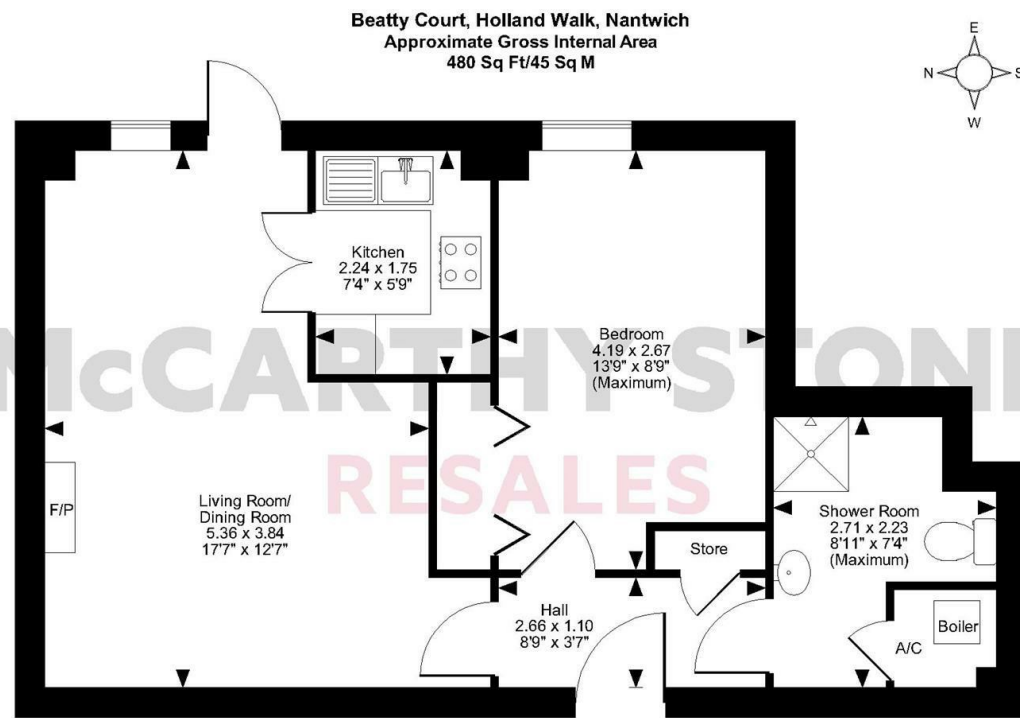


McCARTHY STONE RESALES

16 BEATTY COURT HOLLAND WALK, NANTWICH, CW5 5UW



Ground Floor
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: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		80	86
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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A one bedroom GROUND FLOOR retirement apartment with PATIO DOOR TO COMMUNAL SPACE AND PATIO AREA. Beatty Court has been designed to provide the very best comfort and convenience for those over 60. Located a short distance to the nearby historic town of Nantwich, this development offers great accessibility to local amenities and transport links.

PRICE REDUCTION

ASKING PRICE £120,000 LEASEHOLD

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

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

BEATTY COURT, HOLLAND WALK,

1 BEDROOMS £120,000

SUMMARY

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 (usually for a fee of £25 per night - subject to availability).

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 a good sized storage cupboard/airing cupboard which houses the hot water tank. Further doors lead to the lounge, bedroom and bathroom.

LIVING ROOM

Spacious lounge benefiting from a patio door opening on to communal space and patio area. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed 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. UPVC double glazed window overlooking communal gardens. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

BEDROOM

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

SHOWER ROOM

Fully tiled and fitted with suite comprising of shower with shower curtain 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 is £2,527.62 for the financial year ending 31st March 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.

CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

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

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

