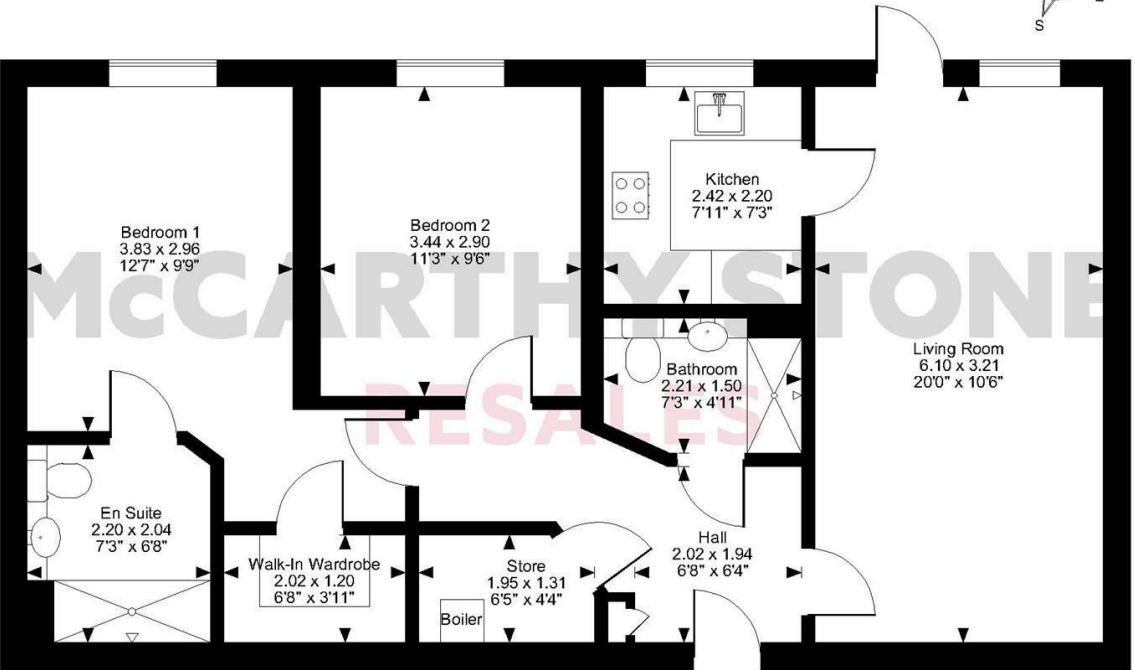
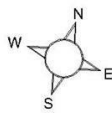


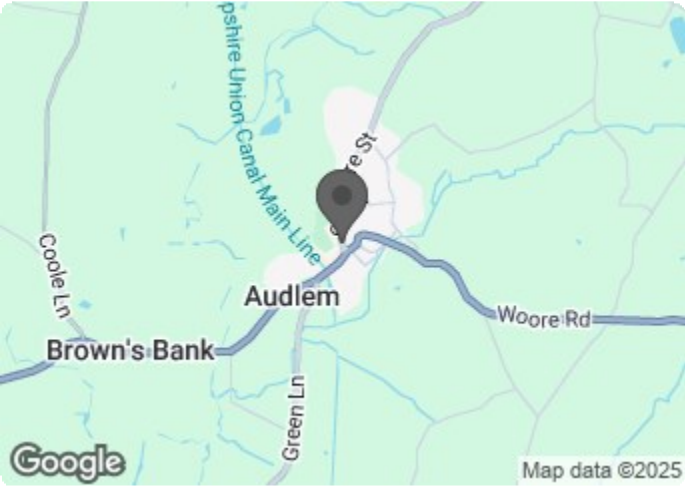
Lyme Wood Grange, McKelvey Way, Crewe  
Approximate Gross Internal Area  
796 Sq Ft/74 Sq M



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: 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 2 Lyme Wood Grange

Cheshire Street, Crewe, CW3 0HE



**Asking price £285,000 Leasehold**

A TWO BEDROOM retirement apartment situated on the GROUND FLOOR with FRENCH DOOR TO COMMUNAL GARDENS AND PATIO AREA with Lyme Wood Grange, McCarthy Stone development.  
Property comes with an **ALLOCATED PARKING SPACE**

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

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

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.





# Mckelvey Way, Audlem, Crewe

## 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 (additional charges apply). 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 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 walk-in storage/airing cupboard which houses the hot water system, the washer/tumble dryer. The Ventaxia air flow system is also located here. Further doors lead to the living room, both bedrooms and shower room.

## Living room

This bright and spacious dual aspect living room is complemented by a double glazed door French door leading on to the communal gardens 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 fitted kitchen with a range of base and wall units with granite style work top surfaces and tile splash backs. Over counter lighting. UPVC double glazed window sits above a sink and drainer unit. Integrated electric oven and 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

A spacious double bedroom with 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

A tiled 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.



# 2 bed | £285,000

## Bedroom Two

Further a good size bedroom which could be used as a bedroom, office or hobby room with ceiling light, Double glazed window, Power sockets and TV/telephone points. Currently also used as an office.

## Shower Room

A shower cubicle with shower head and grab rail. 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

- 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: 1st Jan 2034

## Parking details

This apartment owns an allocated parking place.

