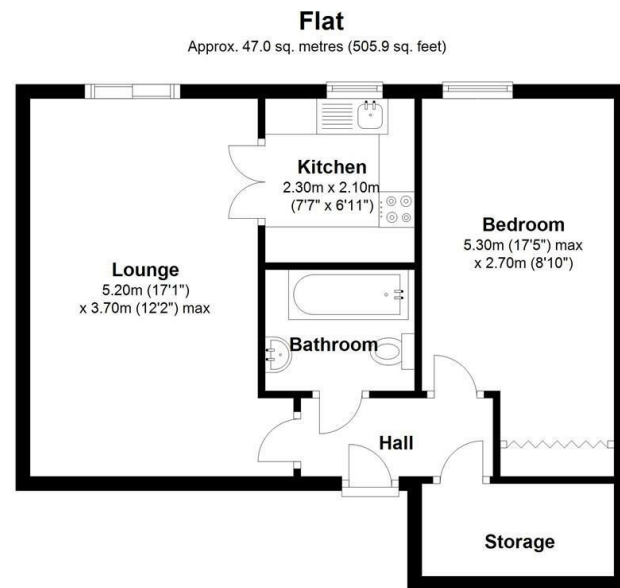


McCARTHY STONE RESALES

33 BEATTY COURT HOLLAND WALK, NANTWICH, CW5 5UW



Total area: approx. 47.0 sq. metres (505.9 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	80



McCARTHY STONE RESALES

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.



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.

PRICE REDUCTION

ASKING PRICE £115,000 LEASEHOLD

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

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

BEATTY COURT, HOLLAND WALK,

1 BEDROOMS £115,000

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 south west facing well-proportioned lounge with a Juliet balcony. 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 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 overlooking courtyard. 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: £2,527.56 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 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

