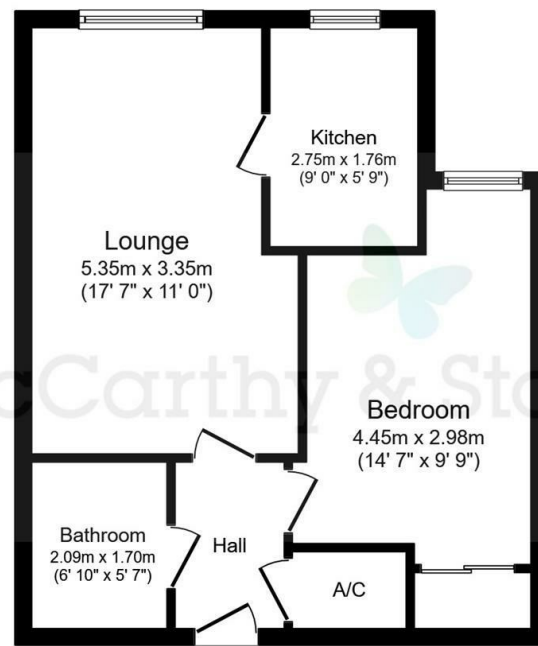


McCARTHY STONE RESALES

44 BEATTY COURT

HOLLAND WALK, NANTWICH, CW5 5UW

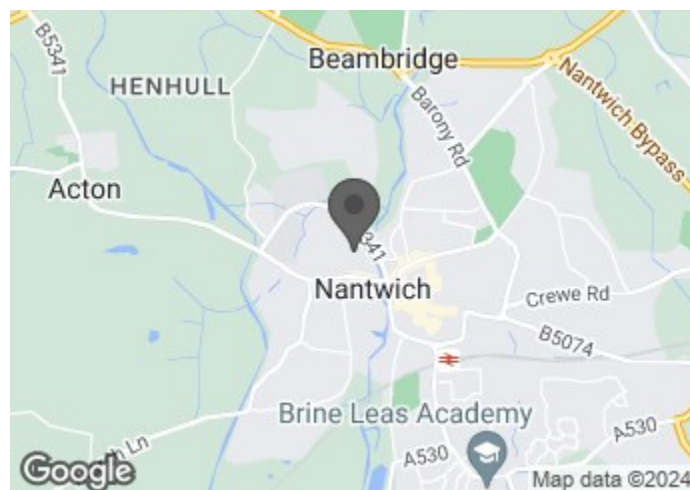


Floor Plan

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) 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			
		75	86



McCARTHY STONE RESALES

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TOP FLOOR ONE BEDROOM RETIREMENT APARTMENT in our PRESTIGIOUS BEATTY COURT DEVELOPMENT, an OVER 60'S AGE EXCLUSIVE DEVELOPMENT. Well situated for convenient access to Nantwich town centre amenities as well as river and canal side walks.

PRICE REDUCTION

ASKING PRICE £105,000 LEASEHOLD

For further details, please call **0345 556 4104**
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BEATTY COURT, HOLLAND WALK, OFF

1 BEDROOMS £105,000

BEATTY COURT

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

Very good size living room with Feature Fire Place and inset electric fire creating a great focal point for the room, there is a double glazed window with pleasant outlook. There is also ample space for dining. TV and telephone points and a Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets. From the living room there are part glazed double doors leading to a separate kitchen.

KITCHEN

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a granite effect roll top work surface with inset stainless steel sink and drainer with mono lever tap and window above. Eye level oven, ceramic hob, cooker hood over, integral fridge freezer all included within the sale price. There is also under pelmet lighting.

BEDROOM

Double bedroom with fitted, mirror fronted sliding wardrobes. Ceiling lights, TV and phone point, raised power sockets and wall mounted electric heater. Double glazed window with pleasant outlook.

BATHROOM

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 and fan heater.

SERVICE CHARGE DETAILS

- 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. To find out more about the service charges please please contact your Property Consultant or House Manager.

Service Charge: £2,527.56 per annum (for financial year ending 28/02/25)

LEASE INFORMATION

Lease Length: 125 years from 2009
Ground Rent: £425 per annum
Ground Rent Review: June 2024

PARKING

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

ADDITIONAL INFORMATION & SERVICES

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

