



34 WRIGHT COURT | OFF LONDON ROAD | NANTWICH | CHESHIRE | CW5 6SE | OIRO £110,000



Positioned in a pleasant purpose built and designed building for the over 60's, Wright Court is synonymous with good design, secure access and excellent well maintained gardens.

Peace of mind is also incredibly important and residents can certainly enjoy living independently in their own home without all the maintenance and worry of standard home ownership brings.

The highly attractive and well appointed one bedroom apartment is located in an advantageous position on the second floor, being extremely close to the lift and enjoying a super garden view with far reaching interesting view beyond.

Briefly comprising; Residents entrance (with security intercom), Hall opening to Residents Lounge. Lift and stairs both within the building). Apartment Entrance Hall with cupboard, Living Dining Room featuring Juliet balcony to rear with pretty garden view, fitted kitchen, contemporary Shower Room, spacious Bedroom with built in mirror fronted wardrobe.

Residents Laundry Room and Guest Suite (available to book/pay for).

Excellent immaculate residents gardens with recently constructed gazebo/seating area.

Residents parking (where available).

VIEWING IS STRONGLY RECOMMENDED

NO CHAIN





DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street continuing ahead at the mini roundabout. At the Churches Mansion roundabout, take the last exit onto London Road. turn left into Wright Court where the main building will be observed directly in front of you. There is an easy to use residents intercom which provides excellent security.

NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

RESIDENTS FACILITIES – WRIGHT COURT

Wright Court & Wright Lodge have been carefully designed to provide the best in comfort and convenience from McCarthy & Stone, Britain's leading retirement builder. The development consists of thoughtfully laid out one and two bedroom retirement flats, each benefitting from its own private front door, entrance Hall, Lounge / dining Area, Fitted Kitchen and Fitted Bathroom; some flats have balconies.

All flats are fully specified for those aged 60 and upwards and personal safety features abound, including Careline, to ensure that help is at hand 24 hours a day, 365 days of the year. the Careline system, for added peace of mind, also controls door entry and monitors the fire alarm system. In addition, a camera entry system at the main entrance allows you to view a visitor before letting them in, simply by changing channels on your television set. The development also has the advantage of a House Manager, who along with the Careline system, ensures that help is always at hand, should it ever be required.

Situated within Wright Court is a comfortably furnished Residents' Lounge where you can relax and enjoy good company. There is also a twin bedded Guest Suite with Ensuite shower Room where friends or relatives can spend the night for a very reasonable charge, which has recently been refurbished. You will also appreciate the lift to all floors. Low Maintenance and Energy Efficient:- One of the most welcome benefits of living in a McCarthy & Stone retirement flat is that the traditional hard work associated with maintenance is all done on your behalf.

The development also benefits from the latest in energy saving features, including low maintenance double glazing, efficient heating and modern insulation, all designed to keep bills to a minimum and save you money. The development boasts a superb residents' lounge, with laundry facilities on site, again for ease of living.



RESIDENTS ENTRANCE

Intercom system ensuring a high level of security to the principal entrance. Lift and stairs ascending to first and second floors. Residents Lounge.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

APARTMENT ENTRANCE HALL

Fire door opening to Hallway. Ceiling light point, built in cupboard with shelving.

LIVING DINING ROOM (17'9" x 10'2")

Well appointed with ceiling light point, electric storage heater, ceiling coving, attractive electric fire with surround and hearth, TV and telephone points, UPVC double glazed French doors to the rear and Juliet balcony, Double opening with glazed doors to the kitchen.





FITTED KITCHEN

Modern wall, base and drawer units incorporating rolled top laminate work surface, ceiling light point, part tiled walls, UPVPC double glazed window with lovely garden view, inset single stainless steel sink unit and mixer tap, attractive flooring. Eye level electric oven, electric 4 ring hob with extractor over, space for base level fridge and separate freezer.





SHOWER ROOM

Superbly remodelled from the original bathroom to a much more practical shower room. Large walk in shower, WC, wash hand basin with mirror over, ceiling light point, part tiled walls, radiator, attractive flooring.

BEDROOM ONE (12'6" x 8'10")

Ceiling light point, electric storage heater, UPVC double glazed window to the rear. Built in mirror fronted wardrobe.

EXTERIOR

Excellent well maintained residents gardens to the sides and rear featuring lawns and planted shaped borders. A superb recent addition is a highly attractive Gazebo which provides an excellent social seating area.

RESIDENTS' PARKING AREA

Tarmacadam car parking facilities to the front of the development for residents. ('First come - First serve' basis).

EPC RATING: B

COUNCIL TAX BAND: B

SERVICES

Mains water, electricity & drainage are either connected or available locally (subject to statutory undertakers costs & conditions). Electric storage heaters.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services





GROUND RENT & SERVICE CHARGE

Ground rent: £350 annually.

Service charge: £1150 annually.

Note: All charges as stated above should be verified by the purchaser's solicitor upon an offer being accepted.

TENURE

NOTE: the property may only be sold to a person or persons older than 60 years of age, or to one person over the age of 60, together with a person over the age of 55.

Leasehold with vacant possession upon completion. (Term: 125 years from 24.09.2004).

Management company is: Peveral Management Services Limited.

The freeholder is: 'Fairhold Homes' (No 5 Limited).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

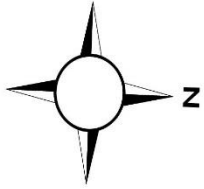
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further ** For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.

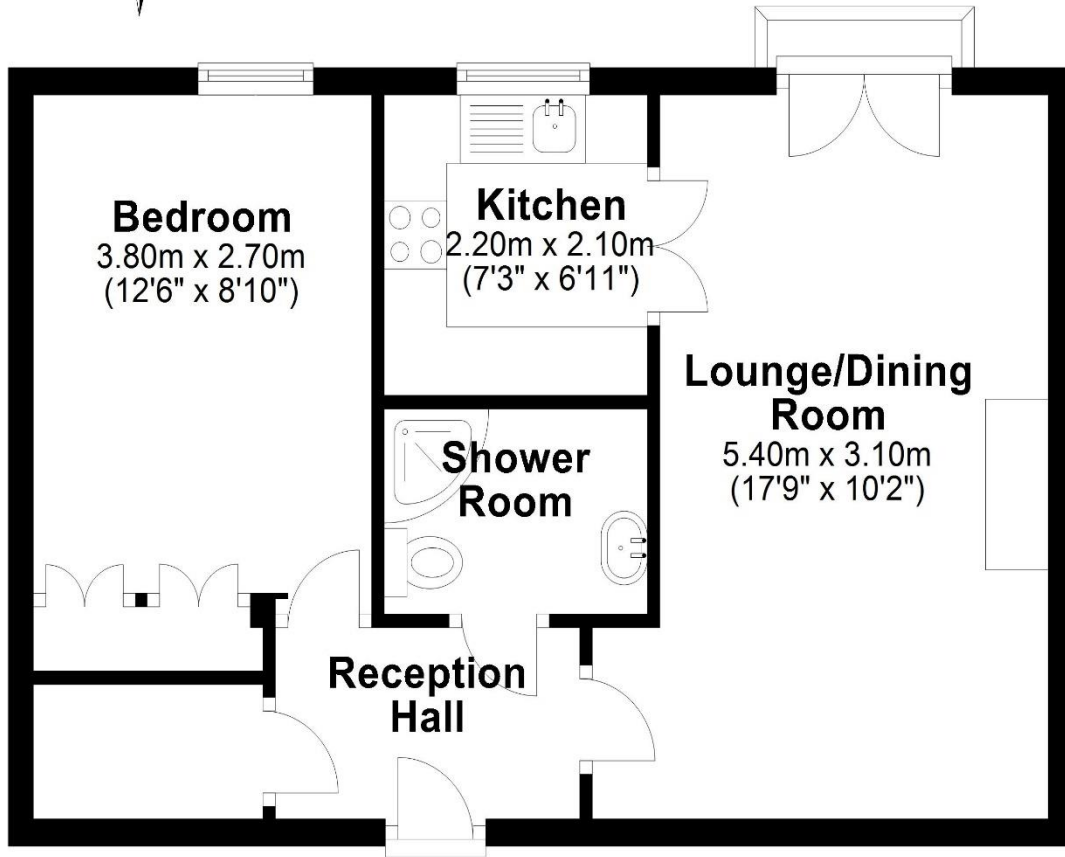






Ground Floor

Approx. 42.9 sq. metres (462.1 sq. feet)



34 Wright Court

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