



APARTMENT 26, WHELOCK HOUSE | BARONY ROAD | NANTWICH | CHESHIRE | CW5 5GU |
OFFERS OVER £179,950



Located on the edge of town but within pleasant walking distance particularly via the riverside walk, the purpose built apartment building offers easy to maintain energy efficient & spacious accommodation.

The well appointed penthouse apartment affording excellent views boasts two bedrooms & two bathrooms whilst also having the benefit of two allocated parking spaces making it an excellent proposition for both owner occupiers wishing to live in the apartment full time or as an ideal 'lock up & leave' property.

The accommodation briefly comprises; Residents Entrance Hall (stairs & lift to floors).

Apartment Entrance Hall with built in storage cupboard, wonderful light & spacious Open Plan Kitchen Living Dining with super views, Master Bedroom One with Dressing Room incorporating built in wardrobes & Ensuite Shower Room, Bedroom Two, Bathroom.

Excellent underground residents parking with two allocated spaces.

Visitor parking & communal external seating areas.

UPVC D.G. & electric central heating.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout and continue ahead on Hospital Street. At the 'Churches Mansion' roundabout turn left into Millstone Lane. Continue through the traffic lights & proceed onto Barony Road. Continue towards Reaseheath & before the roundabout turn left leading to both Wheelock House & Weaver House. (The apartment complex of Wheelock House is at the rear.

WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.

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.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

RESIDENTS ENTRANCE

Secure intercom entrance. Stairs & lift access to floors.

ENTRANCE HALL





OPEN PLAN KITCHEN DINING LIVING ROOM (10'6 x 23'2)
With impressive views.







MASTER BEDROOM ONE (14' 5" max x 12' 9" max)

DRESSING AREA





ENSUITE SHOWER ROOM (9'2 max x 6'3)

BATHROOM (6'3 x 8'2)



BEDROOM TWO (7'10 x 13'9)



EPC RATING: B

COUNCIL TAX BAND: B



SERVICES & CHARGES

All mains water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions).

Electric central heating. 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: Approx £150 per year. Service Charge: approx ££3000 Per annum.

TENURE

Leasehold with vacant possession upon completion. (Term: 999 years from 2009). Management Company is First Port Ltd.

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!

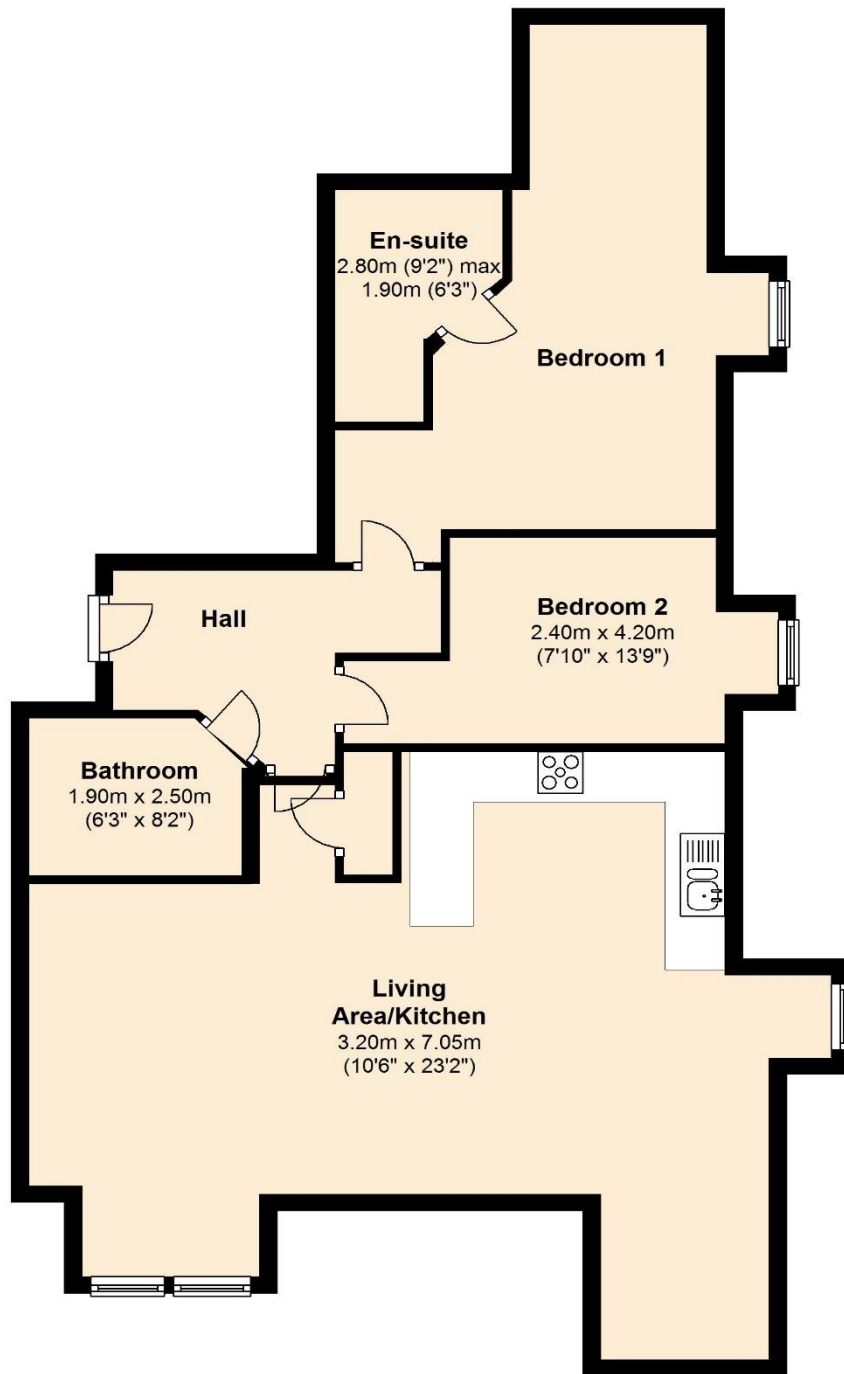
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.



Penthouse Apartment

Approx. 87.2 sq. metres (938.7 sq. feet)



Total area: approx. 87.2 sq. metres (938.7 sq. feet)