



42 PROBERT CLOSE | CREWE | CHESHIRE | CW2 7UL | OIRO £75,000





## **OFFERED FOR SALE WITH NO CHAIN**

Situated within a modern purpose built complex, this well presented one bedroom top floor apartment offers a perfect blend of comfort, functionality, and potential income.

With potential for both owner occupiers & buy to let investors the well designed layout offers easy living within accessible transport links & facilities. Situated on the second floor, this apartment offers both security and privacy accessed via staircases.

Conveniently located in Crewe, you'll find yourself within easy reach of local amenities, shopping centres, and transportation options. Whether you're a young professional, a couple, or someone looking to downsize, this one bedroom second floor apartment offers a modern, low-maintenance lifestyle in a prime 'leafy' location.

Parking space (allocated).

**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. Turn right at the next set of traffic lights passing Sainsburys and proceed along Middlewich Road through Woolstanwood. Beyond the car sales garage turn right at the roundabout towards Crewe (A532). Turn right at the traffic lights into Victoria Avenue & turn left into Probert Close. Bear left (numbered) and bear right into the car park where you will observe the allocated space for No 42. The main entrance to the building is located to the front accessed via the pathway (there is also a rear door).

#### LOCATION - CREWE

Crewe is a large conurbation located in Cheshire East. Noted for its large railway engineering site at the Crewe Works the town is also home to the Bentley motor car factory and a number of business parks surround the town. Being located close to M6 Junction 16 and also with Crewe railway station being a major interchange station on the West Coast Main line, Crewe has excellent transport links and infrastructure. For air travel, the closest airport is Manchester which is located approx. 30 miles away. Looking ahead it is currently the plan for Crewe to be linked to the proposed HS2 line via a connection from the West Coast Main Line just to the south of the town. If this proposed development goes ahead it is thought that it will be possible to travel from Crewe to London in 58mins.

#### NANTWICH

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 & STAIRS TO ALL FLOORS

#### ENTRANCE HALL

LIVING ROOM (11'11 x 10'6)

KITCHEN (10'10 x 5'9)

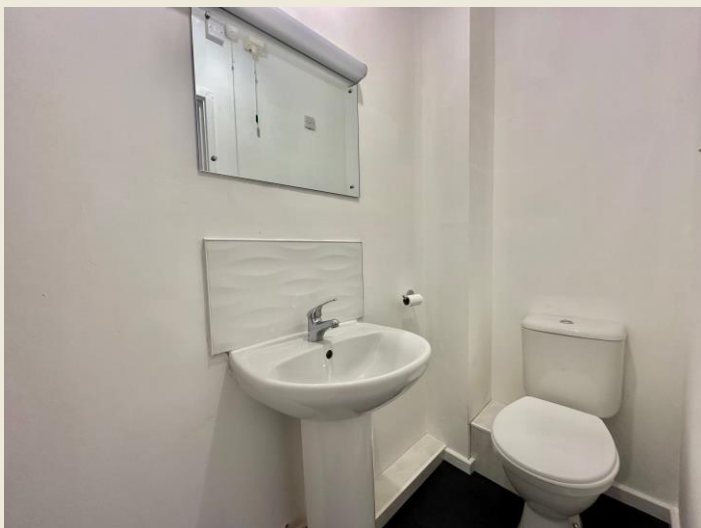
BEDROOM ONE (10'6 x 9'7 max)

SHOWER ROOM (3'1 x 8'9)









#### EXTERIOR

Residents car park with an allocated space for the apartment.

EPC RATING: E

COUNCIL TAX BAND: A

#### SERVICES

All mains water, electricity & drainage services are either connected or available locally (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.

#### SERVICE CHARGES & GROUND RENT

Service / Maintenance charge is £75 per calendar month.  
The managing agents are 'Keyholder Lettings'.

#### TENURE

Leasehold with vacant possession upon completion (Subject to Contract). Commencing 31.10.1996 for 999 years.  
Freehold is owned by NK.

#### 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](mailto: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.





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