



APARTMENT 23, RICHMOND VILLAGE | ST JOSEPH'S WAY OFF LONDON ROAD | NANTWICH | CHESHIRE |  
CW5 6LZ | OFFERS OVER £200,000





Situated in a well designed & purpose built retirement & care complex surrounded by magnificently maintained gardens and bowling green.

An attractive two bedroom first floor apartment for the over 55's located in the heart of Richmond Village Centre boasting a cosy living room with garden outlook, modern kitchen & bathroom.

This apartment offers a peaceful and secure environment for residents within a picturesque setting.

An allocated resident space is provided where applicable, and visitor parking is also within the grounds. Buyers are able to add their own stamp to the property if required & enjoy the excellent residents facilities also on offer including restaurant, hairdressers and minibus service to Nantwich town centre.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**

**NO CHAIN**







#### DIRECTIONS

Proceed from the Agents' Nantwich office along Hospital Street and continue ahead at the mini roundabout. At the 'Churches Mansion' roundabout take the 2nd exit onto London Road. Proceed towards the level crossing & just before, turn left into St Joseph's Way. 'Richmond Village' will be observed on the right hand side with parking located within. There is also pedestrian access to the apartment from St Joseph's Way.

#### 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.



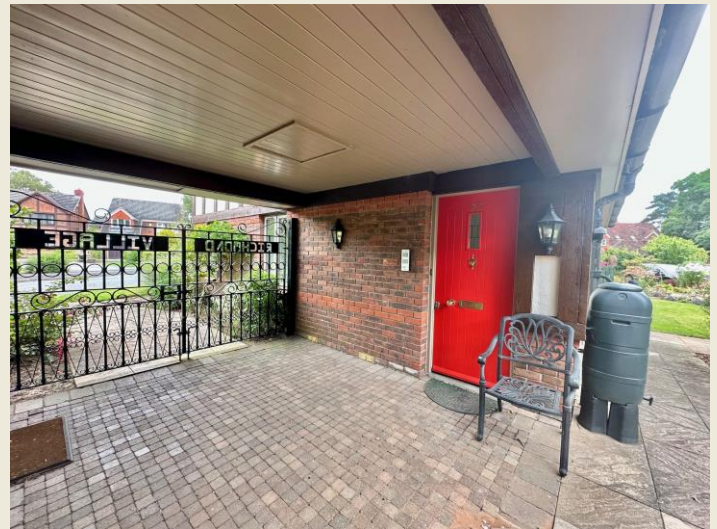




#### RICHMOND VILLAGE

Richmond Villages Nantwich is open to residents who are 55 and over (they also welcome pets).

The development is at the forefront of retirement living and is nestled in Cheshire within the extremely popular market town of Nantwich. With the strong ethos of 'community and wellbeing', there is a caring team of professionals and a range of on-site facilities. There are daily events and activities, including coffee mornings and excursions to classes including art and Pilates - this certainly gives residents the opportunity to maintain hobbies which they already enjoy or indeed trying something different.







THE ACCOMMODATION:-  
With approximate dimensions, comprises;

ENTRANCE HALL 9'1 x 7'7

STAIRS RISING TO THE FIRST FLOOR







LIVING DINING ROOM 14'7 x 12'5







KITCHEN BREAKFAST ROOM 8'7 x 8'6







BEDROOM ONE 11'10 x 9'1

BATHROOM 7'8 x 5'7

BEDROOM TWO 11'11 x 7'2







### EXTERIOR

The property stands within impeccably well maintained residents gardens & grounds.

EPC RATING: C

COUNCIL TAX BAND: D

### SERVICES

All mains water, electricity & drainage services are 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

The monthly Service Charge £136.19 per week (£593.42 per month, total per annum: £3,987.84) covers the overall general upkeep of the village facilities, building insurance and maintenance, plus the management and registration of staff together with the social activities and events etc.

The service charge is reviewed every year and will be increasing to £148.22 per week on 1st January equating to £622.73 per month.

### TENURE

Leasehold with vacant possession upon completion. (Term: 999 Years from 1st January 2007). (Apartment 1 holds a 20% share). The freehold is owned by 'Welsh Row Property Management Co LTD'. The owners of the three apartments in the building in turn own the management company, each having a 1/3 share. The leases specify the proportions of the overall maintenance charges payable by each apartment. Apartment 1 has a 20% share and presently pays £36 per month.

### VIEWING

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

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto: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 \*\*

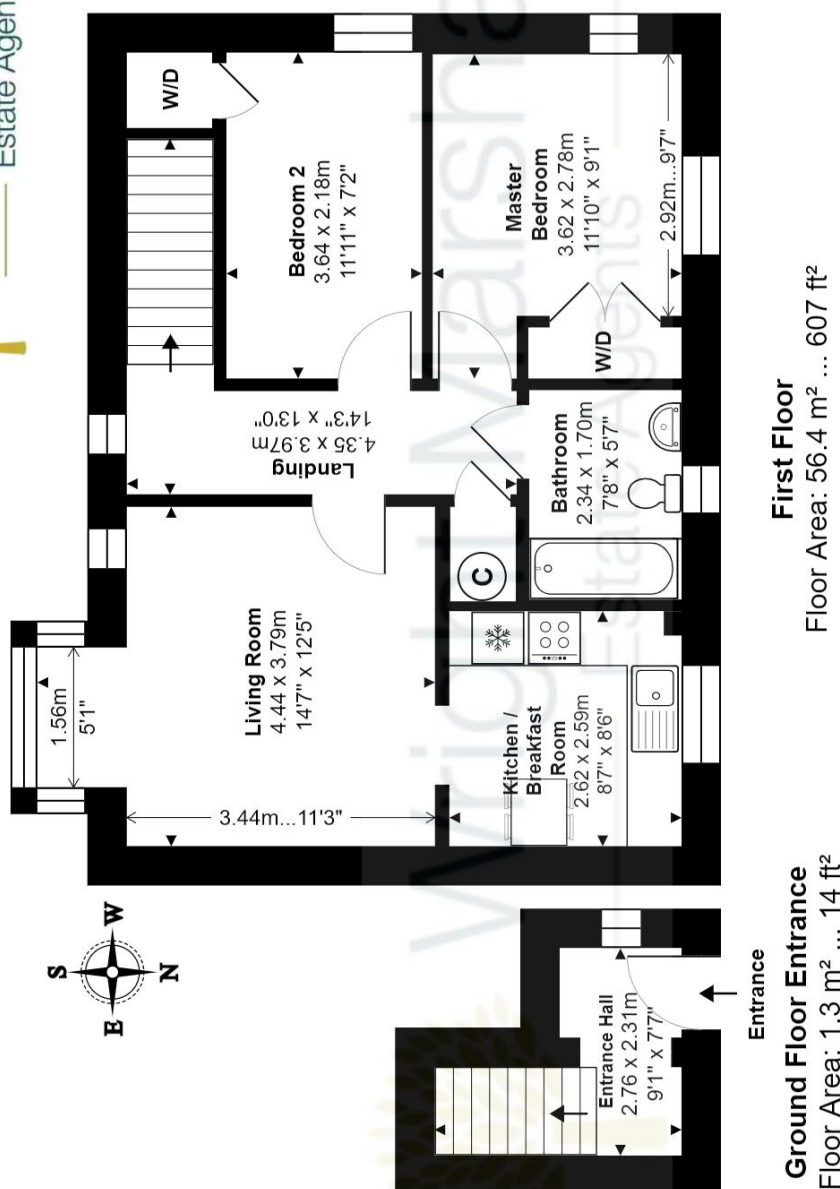
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.











**23 RICHMOND VILLAGE, ST. JOSEPHS WAY, NANTWICH, CHESHIRE, CW5 6TD**

Approximate Gross Internal Area: 57.7 m<sup>2</sup> ... 621 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
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