



APARTMENT 1, 165 WELSH ROW | NANTWICH | CHESHIRE | CW5 5HB | OIRO £295,000





Imposing, refined & deceptively spacious this remarkable and extremely beautiful two bedroom, two bathroom ground floor apartment with private access, courtyard & designated parking situated within an extremely elegant Grade II Listed Georgian residence amidst the sought after locality of Welsh Row. Impeccably appointed, the light and generously proportioned apartment exudes charm & sophistication.

The property is within walking distance of the town centre, schools & glorious countryside and canal walks. The accommodation briefly comprises; Courtyard & entrance to rear of property with steps rising to the apartment. Entrance Hall, elegant Living Dining Room with delightful view across Welsh Row to historic properties providing a unique vista, Kitchen Diner, Master Bedroom One with excellent fitted wardrobes and storage & Ensuite Shower Room, Bedroom Two, Luxurious Bath & Shower Room.

Easy to maintain & ample size paved courtyard enclosed by a brick wall with elegant railings which is a super spot to relax or entertain. Timber door to side & gate to parking forecourt with excellent space for one/two vehicles (depending on size of vehicles). Sash windows and gas fired central heating.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**

**NO CHAIN**







#### DIRECTIONS

Proceed from the Agents' Nantwich office along Hospital Street and turn right at the mini roundabout onto Waterlode, continuing ahead at the next roundabout to the 3rd set of traffic lights. Turn left into Welsh Row over the bridge & proceed towards the aqueduct. The fine Georgian building will be observed on the left hand side with vehicular access to the rear together with the main private entrance to the apartment.

#### 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 1 hr 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;

ENTRANCE HALL







LIVING DINING ROOM (15'5 x 14'10)







KITCHEN DINER (13'5 x 10'10)







BEDROOM TWO (16'5 x 9'6)

LUXURIOUS BATH & SHOWER ROOM (9'6 x 9'6)











MASTER BEDROOM ONE (16'5 x 15'5)

ENSUITE SHOWER ROOM







#### EXTERIOR

Easy to maintain & ample size paved courtyard enclosed by a brick wall with elegant railings which is a super spot to relax or entertain. Timber door to side & gate to parking forecourt with excellent space for one / two vehicles (depending on size of vehicles).

#### EPC RATING: D

#### COUNCIL TAX BAND: C

#### SERVICES & CHARGES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas 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 charge is approx. £36 per month. (Reviewed annually).  
Current Ground Rent is approx. £0 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.

#### COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

#### 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.









## Ground Floor

Approx. 101.5 sq. metres (1093.1 sq. feet)



Total area: approx. 101.5 sq. metres (1093.1 sq. feet)