



4 WRIGHT LODGE | LONDON ROAD | NANTWICH | CHESHIRE | CW5 6SD | OIRO £125,000



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 two bedroom ground floor 'garden' apartment is located in an advantageous position within the smaller detached 'Lodge' building positioned at the front of the complex.

Enjoying its own 'front door' the French door leading directly into the garden is super with further residents gardens situated surrounding the larger 'Court' building which boasts a laundry, guest suite for hire & residents communal lounge.

Briefly comprising; Residents main entrance (with security intercom). Entrance Hall with cupboard, naturally light open plan Living Dining Room with pretty garden view & door access, Fitted Kitchen, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bathroom. Residents parking (if available).

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 Lodge building will be observed immediately on the left hand side.

The retirement apartment complex is within easy proximity to essential amenities, including; New health centre with pharmacy, brand new 'M&S' Simply Food store, Fire Station with on site paramedics, Library, Bus Station, Market - with twice weekly markets together with the Farmers Market in the main square to the front of St Mary's Church.

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.



INCLUDED IN THE SALE:-

Carpets, curtains, blinds, light fittings, fridge & freezer.

WRIGHT LODGE & COURT

Wright Court & Wright Lodge has 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.



RESIDENTS INTERCOM MAIN ENTRANCE

With secure glazed doors and central intercom system.

RESIDENTS ENTRANCE & COMMUNAL LOUNGE

Intercom system ensuring a high level of security to the principal entrance.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

APARTMENT ENTRANCE HALL 12'2 x 5'9





LIVING DINING ROOM 20'6 x 11'1





FITTED KITCHEN 9'0 x 5'9

BATHROOM 6'10 x 5'7

BEDROOM TWO 11'5 x 8'9





MASTER BEDROOM ONE 17'7 x 12'0

ENSUITE SHOWER ROOM 11'11 x 4'1





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

EPC RATING: C

COUNCIL TAX BAND: C

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 CHARGES

Ground rent: £410 annually. Service charge: £4600 annually (reviewed every September). 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. Managing agent is First Port Retirement Property Services. The freehold is owned by Fairhold Homes Limited. Note: All charges as stated above should be verified by the purchaser's solicitor upon an offer being accepted.

TENURE

Leasehold with vacant possession upon completion. (Term: 125 years from 2002).

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.





FLAT 4 WRIGHT LODGE, LONDON ROAD, NANTWICH, CHESHIRE, CW5 6SD

Approximate Gross Internal Area: 67.0 m² ... 721 ft²

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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