



First Floor
Floor Area: 91.0 m² ... 980 ft²

Second Floor
Floor Area: 25.9 m² ... 279 ft²

26A WELLINGTON ROAD, NANTWICH, CHESHIRE, CW5 7BX

Approximate Gross Internal Area: 116.9 m² ... 1259 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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SPLIT LEVEL FIRST FLOOR APARTMENT IN THE TOWN CENTRE

An exciting & rare opportunity to acquire a three bedroom duplex apartment with gravelled garden / parking to the rear whilst also being centrally located within the town centre. Requiring sympathetic enhancement there is huge potential for versatile living and the most wonderful view over Brookfield Park to the rear from the upper windows.
(No 26A & 26 are available to purchase as a whole - please contact the agents for further information).

DESCRIPTION

A HIGHLY INDIVIDUAL SPLIT LEVEL FIRST FLOOR APARTMENT IN THE TOWN CENTRE WITH GARDEN SPACE TO REAR

An extremely exciting & indeed rare opportunity to acquire a two/three bedroom split level apartment in the heart of Nantwich.
The versatile accommodation briefly comprises;
with gravelled garden / parking to the rear whilst also being centrally located within the town centre. Requiring sympathetic enhancement there is huge potential for versatile living and the most wonderful view over Brookfield Park to the rear from the upper windows.
(No 26A & 26 are available to purchase as a whole - please contact the agents for further information).

DIRECTIONS

Proceed from the Agents office on Pillory Street along Hospital Street and turn right at the mini roundabout passing Morrisons supermarket. At the next roundabout turn left proceeding over the level crossing (train station) and the property will then be observed on the right hand side.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. 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;

ENTRANCE HALL

Stairs rising to the apartment.

LANDING

10'2 x 3'3 (3.10m x 0.99m)

DINING HALL

24'8 x 7'0 (7.52m x 2.13m)

KITCHEN

10'5 x 10'1 (3.18m x 3.07m)

LIVING ROOM

14'11 x 11'11 (4.55m x 3.63m)

BEDROOM ONE

13'10 x 13'8 (4.22m x 4.17m)

BEDROOM THREE / OFFICE

10'9 x 8'9 (3.28m x 2.67m)

BATHROOM

10'0 x 5'11 (3.05m x 1.80m)

STAIRS RISING TO THE SECOND FLOOR

LANDING

12'10 x 10'2 (3.91m x 3.10m)

BEDROOM TWO

15'10 x 10'7 (4.83m x 3.23m)

EXTERIOR

The apartment is accessed over a gravelled driveway approach providing accessibility for the residents of the stunning row of properties, set behind an established hedge. The apartment benefits from a rear gravelled garden / parking space being accessed by the side of the property (leading to the residents parking etc). There are also a useful outhouse/store.

EXTERNAL STORE

8'0 x 8'0 (2.44m x 2.44m)

EPC RATING: G

COUNCIL TAX BAND: B

SERVICES & CHARGES

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.
Annual ground rent: £15.00

TENURE

Leasehold with vacant possession upon completion. (Term: 999 years from 1979). The lease is owned by No 26 - ground floor apartment also for sale through our Nantwich Office.

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 , 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; , 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.