



### 18 YEW TREE DRIVE, NANTWICH, CHESHIRE, CW5 5LF

Approximate Gross Internal Area: 48.2 m<sup>2</sup> ... 519 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. Floor plan produced by Leon Sancese from Green House EPC Ltd 2025. Copyright.



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NO CHAIN - MOTIVATED SELLER

An excellent naturally light & particularly comfortable Two Double Bedroom ground floor retirement apartment superbly nestled off Welsh Row in a charming cul de sac. Specifically built for the over 55's the apartment benefits from direct garden access to the rear which is enchanting being lawned, part walled & used by just four apartments, there is also a modern kitchen & contemporary shower room. Residents parking available. With all the towns facilities just a short distance away this is an outstanding easy maintenance prospect for buyers. UPVC D.G. & Electric central heating.

DESCRIPTION

NO CHAIN

An excellent opportunity to purchase a beautifully presented Two Double Bedroom Ground Floor Apartment specifically built for the over 55's, located in a small retirement cul de sac just off Welsh Row making the locality extremely convenient for the towns facilities.

The extremely comfortable property is sure to impress buyers looking for an easy stress free home enabling garden enjoyment and parking provision.

Ideal for down sizers, wishing to retain their independence whilst being close to all facilities the town has to offer, the accommodation briefly comprises; Hall, Living Dining Room, Kitchen, Inner Hall, Bedroom One with fitted wardrobes & French doors opening to the garden, Bedroom Two, Modern Shower Room. There is residents parking available & very pretty lawned communal gardens which are incredibly well maintained.

UPVC D.G. & Electric Central Heating.

NO CHAIN – VIEWING IS STRONGLY RECOMMENDED

DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street, towards the mini roundabout. Turn right into Waterlode (passing Morrison's) and continue over the next roundabout, proceeding through the traffic lights. At the 3rd set of traffic lights turn left into the prestigious Welsh Row. Turn left into Queens Drive and turn right into Yew Tree Drive. The property will be observed directly to the right at the front of the small wonderfully designed development in a prominent position.

AGENTS NOTE

If required subject to negotiation, the vendor would be willing to remove the wardrobes from Bedroom One.

NEARBY 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

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;

ENTRANCE PORCH

4'1 x 2'2 (1.24m x 0.66m)

LIVING DINING ROOM

16'6 x 11'8 (5.03m x 3.56m)

KITCHEN

9'6 x 8'8 (2.90m x 2.64m)

Appliances included: Refrigerator, washing machine.

INNER HALL

6'6 x 3'4 (1.98m x 1.02m)

MODERN SHOWER ROOM

6'6 x 5'11 (1.98m x 1.80m)

BEDROOM ONE (DOUBLE SIZE)

11'1 x 9'2 (3.38m x 2.79m)

Fitted wardrobes are included.

BEDROOM TWO (DOUBLE SIZE)

9'7 x 7'6 (2.92m x 2.29m)

EXTERIOR

The immaculate gardens offer a delightful place to relax in and are bordered by deep stocked flower beds, specimen shrubs, plants and trees. Residents & visitors parking is available on a 'first come first serve' basis, on site.

External cold water tap.

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions).

Electric 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 / GROUND RENT

Ground rent: Approx £284.60 per annum. Service Charge: approx £224.94 pcm.

Please note, the service charge covers the maintenance of the communal gardens & all communal areas, external decoration, window cleaning & buildings insurance.

TENURE

Leasehold with vacant possession upon completion. (Term: 125 years from 1st January 1989).

Management agents: First Port Property Management. The freehold is owned by: Estates & Management LTD.

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

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"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 \*\*

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