

EFS
Specialist
www.efs-specialist.co.uk
0151 298 2387

CHATTERTON
HOUSE

Italian Cafe & B

CHESHIRE
LAMONT

No 11. Chatterton House, Church Lane, Nantwich CW5 5RQ

A superbly situated and designed luxury two bedroom penthouse apartment within an iconic period building in the heart of historic Nantwich providing delightfully appointed spacious accommodation of style and appeal. With attractive communal areas and lift, undercover parking space, reception hall, fully appointed kitchen within open plan dining and living space, master bedroom with en-suite, further bedroom and bathroom. Viewing highly recommended. NO CHAIN.

- A superbly situated two bedroom penthouse apartment
- Upon a cobbled side street in the heart of historic Nantwich
- Affording spacious accommodation of style and appeal
- Communal reception hall providing service and storage cupboard, lift to all floors
- Entrance hall, superb spacious open plan living/dining/kitchen with integrated appliances
- Master bedroom with fitted wardrobes and en-suite shower room
- Bedroom two with fitted wardrobes, bathroom
- Speaker system with control panels to all rooms, telephone entry system
- Under cover parking in Hospital Street adjacent to Chatterton House
- NO CHAIN

Agents Remarks

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station and the forthcoming HS2 northern hub. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town, including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich host a number of festivals



through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

From the cobbled street of Church walk a York stone paved approach leads via an ornate wrought iron gateway to a handsome panelled door beneath a pillared porch allowing access to:

Communal Reception Hall

With attractive tiled flooring, lift to all floors, service and storage cupboards and a spindled staircase ascends to first, second and third floors.

Second Floor Landing

With attractive flooring, electric radiator and a panel door with large silver lions head knocker leads to:

APARTMENT 11

Spacious Entrance Hall

With recessed ceiling lighting, coved ceiling, access to roof space, panel door to storage cupboard incorporating pressurized cylinder system, radiator, panel door to kitchen area and sectional glazed panel doors lead to:

Large Open Plan Living/Dining/Kitchen 29' 9" x 21' 7" max (9.08m x 6.58m max)

Kitchen Area

With a superb range of shaker style base and wall mounted units comprising cupboards and drawers, under unit lighting, quartz working surfaces, one and a half bowl sink unit with mixer tap, integrated dishwasher, integrated fridge and freezer, integrated washer/dryer, built-in electric oven with built-in microwave above, electric hob with chimney style filter canopy over, fitted glass shelving, coved ceiling, ceiling mounted speaker, telephone entry system, heating control panel with thermostat and open access to:

Dining Area

With coved ceiling, two radiators, wall light points, television aerial point and open access to:

Living Area

With coved ceiling, radiator, two arched sash windows to front elevation incorporating fitted blinds, television aerial point, speaker control panel and wall light points.

From the Entrance Hall a panel door leads to:

Master Bedroom 14' 3" x 13' 0" (4.34m x 3.97m)

A bright spacious room with three arched sash windows to front and side elevations, radiator, coved ceiling, wall light points, television aerial point, full width fitted wardrobes incorporating railing and shelving and a panel door leads to:



En-Suite Shower Room 6' 2" x 5' 8" (1.87m x 1.73m)

With shower cubicle incorporating folding screen door, shower over and fitted glass shelving, pedestal wash basin, WC, tiled flooring, half tiled walls, extractor fan, recessed ceiling lighting, wall mounted mirror fronted cabinet, chrome towel radiator, shaver point, ceiling mounted speaker and speaker control panel.

From the Entrance Hall a panel door leads to:

Bathroom 6' 2" x 8' 1" (1.87m x 2.47m)

With panelled bath incorporating shower tap, WC, pedestal wash basin, double shower cubicle incorporating folding screen door and shower over, tiled flooring, half tiled walls, recessed ceiling lighting, chrome towel radiator, shaver point, extractor fan, ceiling mounted speaker and speaker control panel.

From the Entrance Hall a panel door leads to:

Bedroom Two 8' 10" x 14' 1" (2.68m x 4.30m)

With arched sash window to side elevation incorporating fitted blind, radiator, wall light points, television aerial point, ceiling mounted speaker, speaker control panel and twin fitted double wardrobes incorporating railing and shelving.

Externally

The apartment benefits from a delightful entrance and approach along a cobbled lane to St Mary's Church and an impressive entrance way allows access to the building. Allocated parking is undercover and within secure gates accessed off Hospital Street adjacent to Chatterton House.

Tenure

Leasehold – 999 years.

Services

Mains electricity, water and drainage (not tested by Cheshire Lamont Limited).

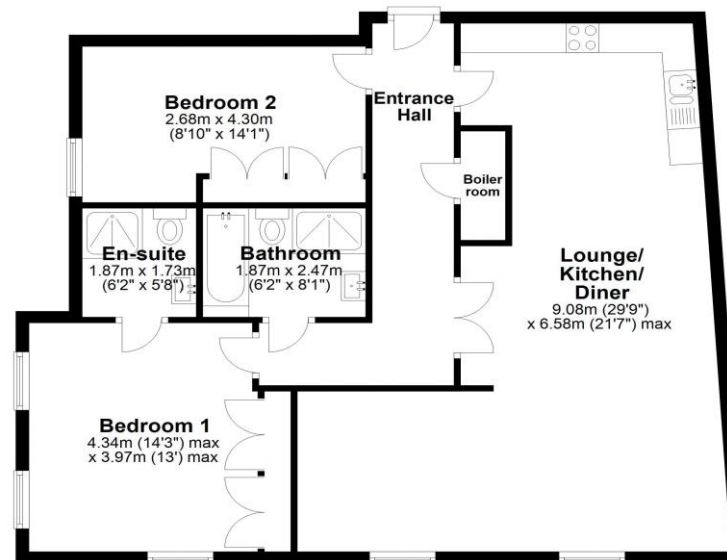
Directions

Proceed out of our office and turn left heading South East on Hospital St towards Church Lane. Turn left onto Church Lane and your destination will be on the left hand side.



Floor Plan

Approx. 88.2 sq. metres (949.5 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarpорley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441