



22 Stanyer Court, Stapeley
Nantwich CW5 7RT



A well maintained second floor apartment within a fine apartment building in the highly regarded Stapeley Estate. Superbly presented and appointed providing lovely surrounding aspects with dedicated parking, communal landings and staircase to second floor. Entrance hall, bedroom, bathroom, open plan living/dining/kitchen area with patio doors to living area and with a fully appointed kitchen. An ideal investment or first time purchase opportunity nearby to sought after schooling and facilities. **NO CHAIN.**

Agents Remarks

The property is located nearby to facilities for day to day requirements and nearby to Pear tree, Broad lane, Weaver and St Annes Primary schools and Brine Leas high school. 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

Communal Hall

Communal entrance and door to rear car park. Stairwell to second floor.

Reception Hall

With a built in cupboard, visual entry intercom system, recessed ceiling lighting, loft access, thermostatic control for central heating and doors leading to all rooms.

Bedroom 13' 11" x 12' 3" (4.23m x 3.74m)

With a uPVC double glazed window to rear elevation, radiator and downlighters to ceiling.

Bathroom 6' 4" x 6' 2" (1.92m x 1.87m)

A three piece suite comprising P-shaped bath with shower and curved screen, wash hand basin within vanity unit incorporating cupboard beneath, low level WC, radiator, shaver point, downlighters to ceiling, extractor fan and part tiled walls to bath and shower area.

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.

Open plan living dining and kitchen area 27' 11" max x 12' 0" (8.52m max x 3.66m)

Living Area

With uPVC double-glazed window to front elevation, Juliet style double opening patio doors, downlighters to ceiling, two radiators and a television point.

Kitchen Area

With a good range of base, eye and drawer units incorporating wine rack, contrasting work surfaces and tiled splashback, stainless steel circular sink unit and drainer with hot and cold mixer taps over, uVC double-glazed window to front elevation, plumbing for washing machine, integrated oven and four ring Smeg gas hob with extractor hood over and light above, appliance space and a cupboard housing brand new L-mini wall mounted boiler servicing central heating and hot water supplies.

Outside

This second floor apartment stands within attractive surroundings in a well designed building and benefits from a pillared porch to the front, rear access from the car park and a dedicated parking space.

Services

All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich town centre proceed south along Wellington Road. After passing Brine Leas School turn left at the traffic lights and take the second left onto Hawksey Drive, take the first right onto Talbot Way and turn right onto Stanyer Court. The property is located on the left hand side.



Floorplan is for illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Energy efficiency class	Energy efficiency class		
100-90%	A	61	61
89-80%	B		
79-65%	C		
64-45%	D		
44-25%	E		
24-10%	F		
9-1%	G		

Min energy efficiency - Higher energy costs
England, Scotland & Wales

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

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