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CHATTERTON
HOUSE

Italian Cafe & B

CHESHIRE
LAMONT

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

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

- A superbly appointed and situated two bedroom first floor apartment
- Within the highly sought after period building "Chatterton House"
- Situated in the heart of the historic market town of Nantwich
- Entrance hall and open plan living room and fully appointed kitchen
- Master bedroom, further bedroom and bathroom
- Communal reception hall, lift and nearby parking space
- NO CHAIN
- Viewing highly recommended

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, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. 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 hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

Property Details

From the cobbled street of Church Lane 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 Hall

With attractive tiled flooring, lift to all floors, service and storage cupboards and a spindled staircase ascends to:

Apartment Five

A panelled door leads to:

Entrance Hall

With radiator, moulded coved ceiling, wall light points, door to deep fitted airing cupboard incorporating a pressurised vented cylinder system, and a panel door leads to:

Open Plan Kitchen and Lounge

Lounge Area 20' 8" x 13' 5" (6.30m x 4.10m)

With a double glazed sash window to West elevation, coved ceiling, panel door to deep cloaks cupboard incorporating railing, two radiators, wall light points, telephone entry system, central heating thermostat, further double glazed sash window and open access to:

Kitchen Area 13' 5" x 9' 10" (4.10m x 3.00m)

Comprehensively fitted with a superb range of high quality base and wall mounted units comprising cupboards and drawers, display shelving, integrated fridge and freezer, four ring hob with Bosch filter canopy over, integrated microwave, integrated Bosch electric oven, single drainer one and a half bowl sink unit with mixer tap, integrated washing machine, part tiled walls, tiled floor, dining counter with cupboards beneath, wine rack, kick plate heater, coved ceiling and double glazed sash window.

From the Entrance Hall a panel door leads to:

Master Bedroom 13' 5" x 13' 1" (4.10m x 4.00m)

With radiator, double glazed sash window to West elevation, wall light points and moulded coved ceiling.

From the Entrance Hall a panel door leads to:

Bedroom Two 9' 10" x 8' 10" (3.00m x 2.70m)

With radiator and double glazed sash window to West elevation.

From the Entrance Hall a panel door leads to:

Bathroom

With a tiled panel bath incorporating shower attachment, pedestal wash basin, WC, chrome towel radiator, tiled floor, part tiled walls, double glazed sash window, recessed ceiling lighting and large walk-in shower cubicle.



Externally

The apartment benefits from a delightful entrance and approach along a cobbled lane to St Mary's Church and an impressive entranceway allows access to the building. Separate allocated parking is located within a gated car park further along Hospital Street.

Tenure

Leasehold - 999 years from 2018.

Service charge - £2006.30 per annum (paid half yearly at £1003.15)

Ground rent - £425 per annum (paid yearly)

Services

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

Viewings

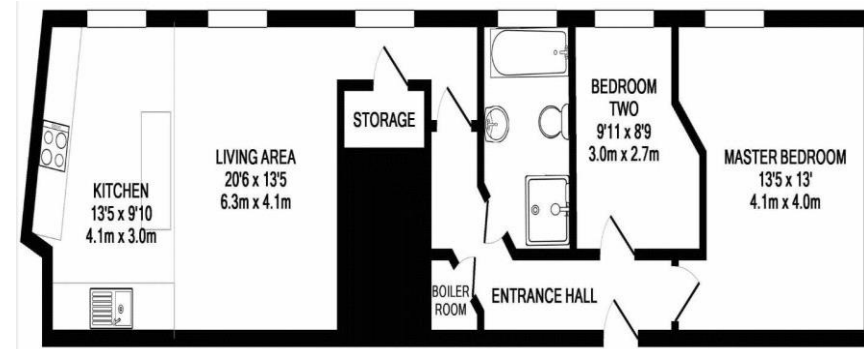
Strictly by appointment only via Cheshire Lamont.

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.



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



Note: Floor Plans are for identification purposes only and Not to Scale

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.

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