



10 Castle Court, Mill Street
Nantwich CW5 5SL

**CHESHIRE
LAMONT**

Within one of the towns most sought after apartment buildings, a first floor two double bedroom apartment with lift access and underground parking, lounge incorporating dining kitchen and external balcony, utility cupboard, en-suite and main bathroom. Town Centre position offered with 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

The property benefits from a first floor position with a staircase and lift ascending to a railed internal landing area overlooking the attractive landscaped communal courtyard and a high quality hardwood door allows access to:

Reception Hall 9' 8" x 15' 5" (2.94m x 4.70m)

With a radiator, door to walk-in utility cupboard incorporating plumbing for washing machine, coved ceiling and a door leads to:

Master Bedroom 13' 7" x 10' 10" (4.14m x 3.30m)

With a uPVC double glazed window to side elevation providing lovely aspects over the River Weaver and parkland and radiator and a door leads to:

En-Suite Shower Room 5' 9" x 6' 2" (1.75m x 1.88m)

With a corner fitted shower cubicle, WC, wall mounted wash basin, recessed ceiling lighting, tiled walls, tiled flooring, extractor fan and chrome towel radiator.

Open Plan Lounge and Dining Kitchen

Dining Kitchen Area 11' 3" x 11' 7" (3.43m x 3.53m)

Comprehensively equipped with a superb range of base and wall mounted units, black granite working surfaces and upstands, built-in wine rack, built-in electric oven, four ring hob with filter canopy over, integrated fridge and freezer, underslung one and half bowl sink with mixer tap, integrated dishwasher, recessed

ceiling lighting, tiled flooring, coved ceiling, uPVC double glazed window overlooking the River Weaver and open access to:

Living Area 13' 6" x 10' 8" (4.11m x 3.25m)

With uPVC double glazed doors to external balcony, radiator television aerial point and coved ceiling.

Bedroom Two 11' 10" x 11' 7" (3.60m x 3.53m)

With a uPVC double glazed window to side elevation and radiator.

Bathroom 5' 8" x 8' 6" (1.73m x 2.59m)

With a tiled panel bath incorporating shower tap, WC, wall mounted wash basin, tiled flooring, half tiled walls and recessed ceiling lighting.

Externally

This impressive contemporary building occupies a prominent position overlooking the River Weaver in the centre of Nantwich. The apartment benefits from secure underground car parking and lift access to all floors. There is a tranquil communal garden area within the development.

Tenure

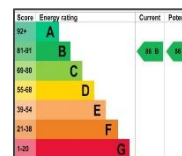
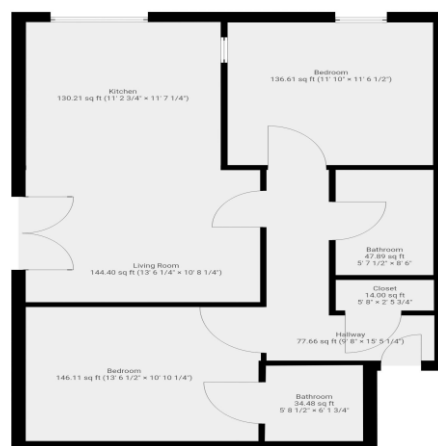
Leasehold – 975 years remaining. £2186 annual charges.

Services

Main electricity and water (not tested by Cheshire Lamont Limited).

Directions

From our Nantwich office turn left and proceed into the town Square, turn left down Mill Street towards the river and Castle Court is on the right hand side.



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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