



**9 Castle Court, Mill Street
Nantwich CW5 5SL**

**CHESHIRE
LAMONT**

A superb well presented two bedroom first floor apartment overlooking the river within the heart of the town providing spacious accommodation and benefiting from a contemporary communal courtyard garden area and allocated underground parking. Reception hall, open plan living room and kitchen, master bedroom with en-suite, further bedroom and bathroom. NO CHAIN. Viewing 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.

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 door allows access to:

Reception Hall

With a uPVC double glazed window to courtyard, radiator, coved ceiling, door to utility cupboard with plumbing for washing machine and vented cylinder system and a door leads to:

Bedroom One 13' 10" x 11' 6" (4.22m x 3.50m)

With a uPVC double glazed windows overlooking The River Weaver, radiator and a door leads to:

En-Suite Shower Room

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

Bedroom Two 13' 11" x 9' 2" (4.24m x 2.80m)

With a uPVC double glazed window overlooking The River Weaver and radiator.

Open Plan Living Room with Kitchen Area 23' 9" x 14' 0" (7.24m x 4.27m)

Living Room

A delightful reception room with a uPVC double glazed window overlooking The River Weaver, uPVC double glazed doors to Juliet balcony, coved ceiling, two radiators and open access to:

Kitchen

With a superb range of base and wall mounted units, attractive granite working surfaces, built-in wine rack, built-in electric oven,

four ring hob with filter canopy over, integrated fridge freezer, integrated dishwasher, uPVC double glazed window, tiled flooring, recessed ceiling lighting and coved ceiling.

Bathroom

With tiled panel bath, half tiled walls, wall mounted wash basin, WC, uPVC double glazed window to courtyard, tiled flooring and chrome towel radiator.

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 - 999 year lease from January 2004

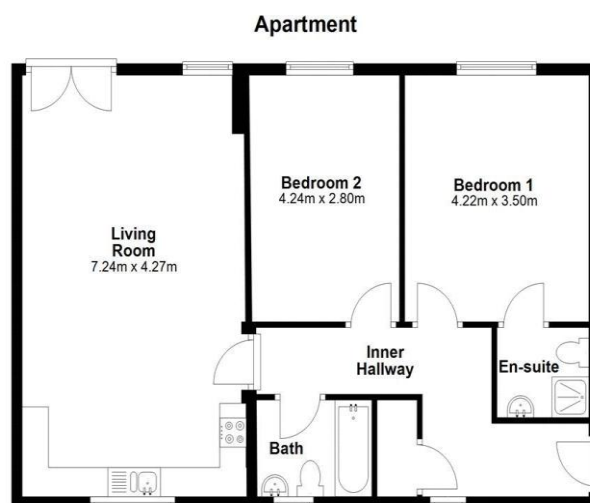
Management fee - £1093 every 6 months

Services

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

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.



Floorplan layout and sizes are intended as a guide and do not form the basis of a contract. AGENTSplus.co.uk
Plan produced using PlanUp.



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.

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.