



Apartment 14, Chatterton House, Church Lane, Nantwich CW5 5RQ

CHESHIRE
LAMONT

A most impressive two bedroom second floor apartment situated within the highly sought after Chatterton House in the heart of the town centre providing delightfully presented accommodation and benefiting from a lift to all floors and a secure allocated parking space. NO CHAIN for early completion. Early Viewing Recommended.

- A superbly appointed two bedroom second floor apartment
- Within Chatterton House, an iconic building in the heart of the historic town centre
- Delightfully situated next to St Mary's Church and numerous historic buildings
- Presented throughout to a lovely standard
- Open plan living room, dining area and fully appointed kitchen
- Two double bedrooms and bathroom with separate shower
- Lift access to all floors
- Allocated parking space nearby
- NO CHAIN for early completion
- Furniture may be available by separate negotiation

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 and Crewe mainline Railway Station. 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

With attractive tiled flooring, lift to all floors, service and storage cupboards and a spindle staircase ascending to the first floor.

Entrance Hall

Apartment 14 benefits from a pleasant entrance hall with two deep built-in cupboards (one incorporating a pressurised electric hot water



and heating system), radiator, wall light points and a panel door leads to:

Open Plan Living/Dining and Kitchen 20' 2" x 13' 2" (6.15m x 4.01m)

Kitchen Area

With a superb range of maple fronted base and wall units, granite working surfaces, granite topped central island incorporating cupboards beneath, built-in shelving, stainless steel underslung 1.5 bowl sink unit with mixer tap, built-in electric oven, hob with extractor canopy above, built-in microwave oven, integrated dishwasher, integrated fridge and freezer, tiled floor, recessed ceiling lighting, coved ceiling, window and open access to:

Living/Dining Area

With two windows, radiator, door to storage cupboard, telephone entry system, wall light points and coved ceiling.

Bedroom One 13' 7" x 10' 11" (4.14m x 3.33m)

With window, radiator, wall light points and coved ceiling. The room is wired for sound system.

Bedroom Two 11' 9" x 8' 5" (3.58m x 2.57m)

With window, radiator and wall light points. The room is wired for sound system.

Bathroom

With a bath within tiled surround incorporating handheld shower attachment, separate shower cubicle, pedestal wash hand basin, WC, part tiled walls, chrome towel radiator, recessed ceiling lighting, wiring for sound system, extractor fan, window and electric shaver point.

Externally

The apartment benefits from an allocated car parking space at a privately owned car park on Hospital Street.

Tenure

Leasehold subject to ground rent and management charge.

Services

Mains water, electricity and drainage. Lift to all floors.

Viewings

Strictly by appointment only via Cheshire Lamont.

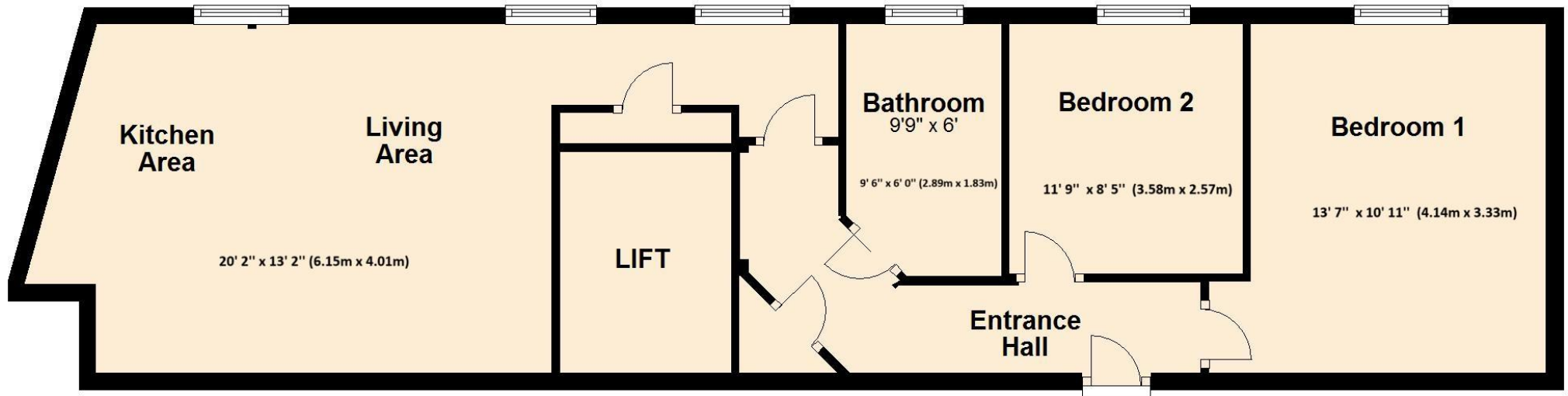
Directions

Chatterton House can be found next to Cheshire Lamont offices on Hospital Street with the main entrance on Church Lane.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Second Floor



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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