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**CHESHIRE
LAMONT**

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Apartment 22 Weaver House

The Gateway Barony Road Nantwich CW5 5GT



Guide Price £399,000

Estate Agents for Nantwich, Tarporley & Cheshire



Occupying the top floor of an outstanding landmark building a delightfully appointed spacious apartment providing stunning features and accommodation with a wide array of highest quality fixtures and fittings with a large decked roof top patio and hot tub with and glazed balconies providing fine views over the river weaver and beyond with private lift access and secure garaging available for early completion and with furnishings.

Description

A unique fully furnished contemporary 2 bedroom Penthouse Apartment finished to a high specification with Smeg kitchen appliances and individual bathroom suites. Large feature picture windows and 3 balconies two of which overlook the River Weaver with fields beyond. Two under ground parking spaces within Residents garage and secure coded lift to give exclusive access to the two penthouse apartments.

Second Floor Landing

Accessed by the residents and guests of No. 22 and the adjacent apartment No. 23, a solid timber fire proof door gives access to the Reception Hall.

Reception Hall

Solid oak floor, recessed down lighter spot lighting, storage cupboard, boiler cupboard off and further large 'crawl in' under eaves storage area.

Open Plan Kitchen Dining/Living Space:

26' 0" x 21' 0 (7.92m x 6.40m)

A delightful and exclusive feel with continuation of the solid oak flooring from the reception hall and three walls predominantly covered with floor to ceiling glass picture windows and doors which give access to two balconies, one of which overlooks the River Weaver and fields beyond.

Contemporary German Kitchen Area

High quality range of wall and base units with soft closing doors, work surface incorporating Blanco 1.5 bowl sink unit with drainer and mixer tap. Smeg microwave, oven and grill, Smeg ceramic induction hob with extractor hood above, integrated fridge freezer, peninsular unit creating breakfast bar, tiled floor to kitchen area.

Bedroom One:

22' 8" x 15' 0 (6.90m x 4.57m) to 13' 1"

A magnificent master suite with range of fitted wardrobes and dressing table to recess.

En-Suite Shower Room

With Kohler sanitary ware. Private Balcony overlooking the River Weaver and fields beyond. Door to Study.

Study:

11' 7" x 5' 9 (3.53m x 1.75m)

Contemporary recessed Bio Ethylene fire and 4 Velux type roof lights.

Bedroom Two:

12' 5" x 9' 3 (3.78m x 2.82m)

Dressed as a Sitting/TV Room but including pull-down double bed which cleverly incorporates the sofa shelving unit when down, attractive views over the River Weaver and fields beyond.

Bathroom

Contemporary Duravit three piece bathroom suite with shower facility above bath.

Externally

This stunning apartment occupies the top floor of one of the most appealing buildings constructed in Cheshire in recent years and is widely regarded as a landmark building upon approach to Nantwich town. The apartment enjoys fine views and aspects from the roof terrace and balconies over the river weaver and surrounding countryside. A delightful riverside walk leads into Nantwich town centre and the building is well situated for nearby Bentley motor works, Crewe Railway station and junction 16 on the M6.

Directions

This outstanding apartment is located on the top floor of Weaver house by the river Weaver at Reaseheath roundabout.

Services

We are informed that all Mains Services are connected (Not tested by Cheshire Lamont) and a lift provides private access.

Tenure

Leasehold

Energy Performance Certificate

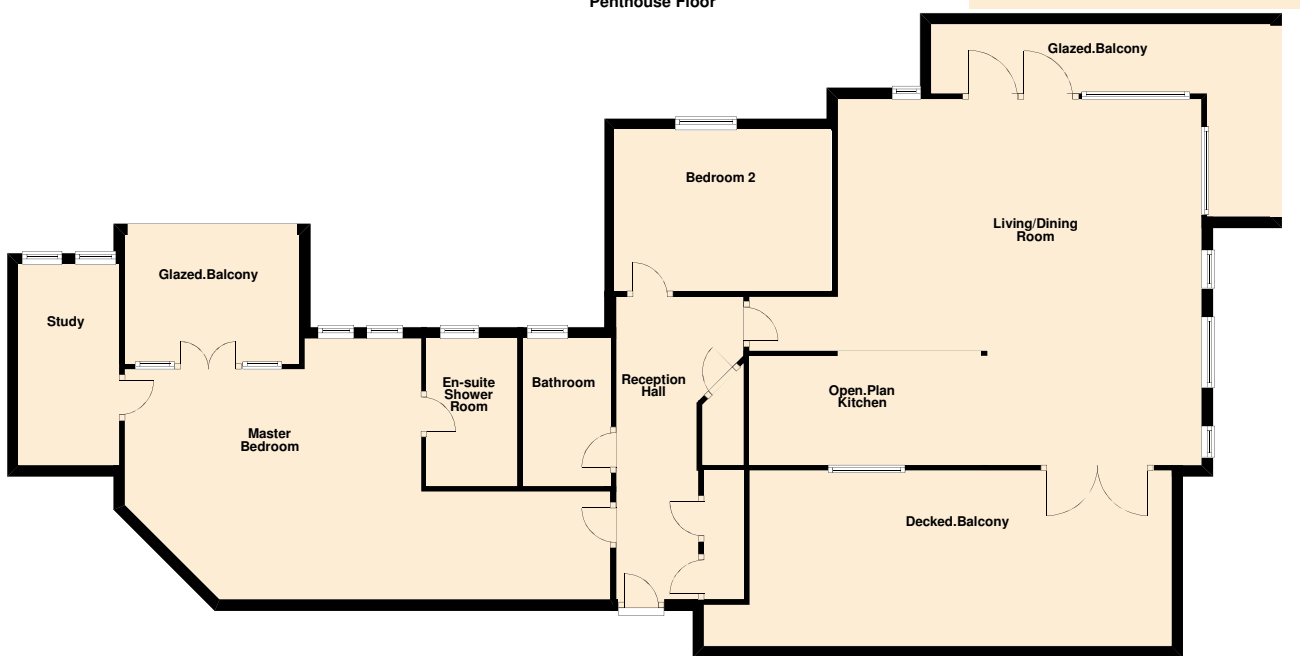
C Rating

Viewing

Viewings strictly by appointment via Cheshire Lamont Nantwich Office **Tel: 01270 624441**



Penthouse 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.