



Apartment 22, Weaver House, Barony Road, Nantwich CW5 5GT

**CHESHIRE
LAMONT**

A superb, spacious partly furnished two bedroom penthouse apartment providing stunning accommodation and features with the highest quality fixtures and fittings within an outstanding landmark building near to Nantwich town centre and benefiting from a large decked rooftop terrace enjoying fine views over the River Weaver and beyond. Private lift access and secure underground parking facilities. Available for early completion with NO CHAIN. Viewing highly recommended.

- An outstanding partly furnished two bedroom penthouse apartment
- Occupying the top floor of a landmark building within walking distance of historic Nantwich
- Enjoying lovely views over the River Weaver and countryside beyond
- Highly sought after location
- Private lift access and secure underground parking
- Outstanding features, fixtures and fittings throughout
- Spacious open plan living room and kitchen with balcony and decked terrace
- Large principal bedroom suite with dressing room, ensuite and balcony
- Bedroom two and contemporary cloakroom
- NO CHAIN, available with early completion

Agents Remarks

A unique fully furnished contemporary penthouse apartment finished to a high specification with Smeg kitchen appliances and individual bathroom suites. Large feature picture windows and three balconies, two of which overlook the River Weaver with fields beyond. Two underground parking spaces within residents garage and secure coded lift to give exclusive access to the apartment. 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

Second Floor Landing

Accessed by the residents and guests of No. 22 and the adjacent apartment No. 23. A solid timber fireproof door allows access to:

Reception Hall

With porcelain tiled flooring, recessed ceiling lighting, storage cupboard, boiler cupboard, further large 'crawl in' under eaves storage area and a door leads to:

Open Plan Kitchen Dining/Living Space 26' 0" x 21' 1" (7.93m x 6.43m)

A delightful spacious room with floor to ceiling glass picture windows and doors allowing access to a balcony and decked terrace, one of which overlooks the River Weaver and fields beyond, porcelain tiled flooring, recessed ceiling lighting and open access to:

Contemporary German Kitchen Area

With a high quality range of units, attractive work surface, one and a half bowl sink unit with mixer tap, Smeg microwave, oven and grill, Smeg ceramic induction hob with contemporary filter above, integrated fridge freezer, peninsular unit creating breakfast bar, porcelain tiled flooring and recessed ceiling lighting.

Principal Bedroom Suite 27' 11" max x 14' 11" max (8.52m max x 4.55m max)

A magnificent master suite with a range of bespoke fitted wardrobes and dressing table to recess, door to glazed balcony, two Velux roof lights, recessed ceiling lighting and a door leads to:

En-Suite Shower Room

With shower enclosure, WC, vanity wash basin incorporating drawers beneath, velux roof light, tiled flooring, tiled walls and recessed ceiling lighting.

Dressing Room 11' 7" x 5' 9" (3.54m x 1.76m)

With fitted wardrobes and four Velux roof lights.

Bedroom Two 12' 6" x 9' 4" (3.80m x 2.84m)

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.

Contemporary Cloakroom

With WC, vanity wash basin incorporating drawer beneath, porcelain tiled walls, porcelain tiled flooring and Velux roof light.



Externally

This stunning apartment occupies the top floor of a most appealing contemporary building on the approach into the town centre and enjoys fine views and aspects over the River Weaver and surrounding countryside from the delightful rooftop terrace. Secure underground parking facilities.

Tenure

Leasehold. 979 years remaining. £2073 per year charges.

Services

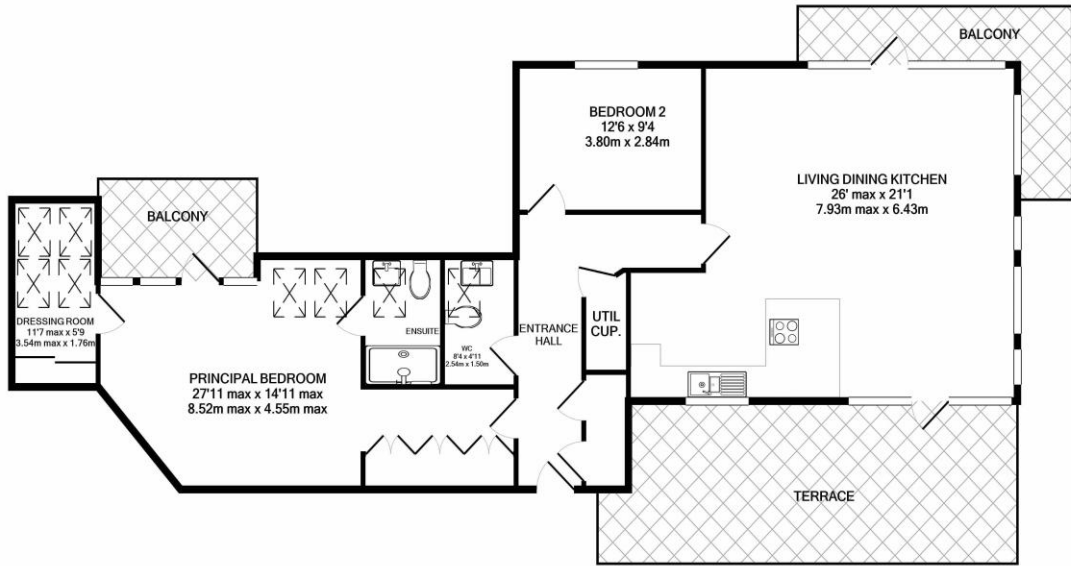
Ground source heat pump, underfloor heating, mains water and electricity (not tested by Cheshire Lamont).

Directions

Proceed out of Nantwich along Millstone Lane to the traffic lights, proceed straight across along Barony Road to the next set of traffic lights. Continue straight on and Weaver House is situated on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 1191 SQ.FT. (110.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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