



**16 Wright Court, London Road  
Nantwich CW5 6SE**

**CHESHIRE  
LAMONT**

A superb investment opportunity with tenant in situ or an over 55's purchase! A well presented one bedroom ground floor retirement apartment within a delightful setting nearby to Nantwich town centre benefiting from a private paved patio area, beautiful landscaped communal gardens, a recently installed contemporary kitchen incorporating appliances and new floorings. Appollo Careline available if required. NO CHAIN.

#### 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.

#### Communal Entrance

With intercom, communal areas, staircase ascending to the first floor, lift to access the first floor and a panelled door on the ground floor leads to Apartment 16.

#### Entrance Hall

With coved ceiling, warden control button and a panelled door leads to:

#### Deep Airing and Linen Cupboard

With an electric thermal system and shelving.

From the Reception Hall a panelled door leads to:

#### Bathroom 6' 10" x 5' 7" (2.08m x 1.71m)

With panelled bath incorporating shower over and screen, WC, vanity wash basin with cupboard beneath, fully tiled walls, new flooring and coved ceiling.

From the Reception Hall a door leads to:

#### Lounge/Dining Room 19' 3" max x 11' 5" max (5.87m max x 3.48m max)

A delightful reception room with coved ceiling, lovely aspects to a South facing paved patio area and communal lawned garden area, uPVC double glazed door with full height uPVC double

**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.

glazed window to side, electric radiator, coved ceiling, telephone point and sectional glazed double doors lead to:

#### Fitted Kitchen 9' 0" x 6' 1" (2.75m x 1.85m)

With recently installed base and wall mounted units, single drainer sink, recently installed built-in electric oven, four ring hob with filter canopy over, part tiled walls, coved ceiling and uPVC double glazed window overlooking gardens to front.

From the Reception Hall a panelled door leads to:

#### Bedroom 21' 4" x 11' 0" (6.50m x 3.36m)

A large double bedroom with upVC double glazed window to front elevation, wall mounted electric radiator and fitted wardrobes with folding mirror fronted doors and incorporating railing and shelving.

#### Externally

Private patio area and delightful lawned and landscaped communal gardens.

#### Tenure

Leasehold - 101 years remaining. Services & Management charges - £2000 a year plus £175 twice yearly.

#### Services

Electric heaters, mains water and electricity (not tested by Cheshire Lamont).

#### Directions

Proceed along London Road, past the Leopard Public House and turn left into Wright Court.

