



Beatty Court, Holland Walk, Nantwich, CW5 5UW.  
Offers in Excess of £90,000



## Beatty Court, Holland Walk, Nantwich, CW5 5UW.

This top floor apartment built by respected builders McCarthy and Stone offers assisted and independent living for the over 60's. This modern built retirement complex is well placed for the local amenities of Nantwich town centre plus as other local attractions such as Bridgemere garden centre.

This one-bedroom apartment is accessible via a lift and offers accommodation including a spacious hallway, modern shower room with double width shower, double bedroom with fitted wardrobe and a spacious lounge diner with Juliet balcony.

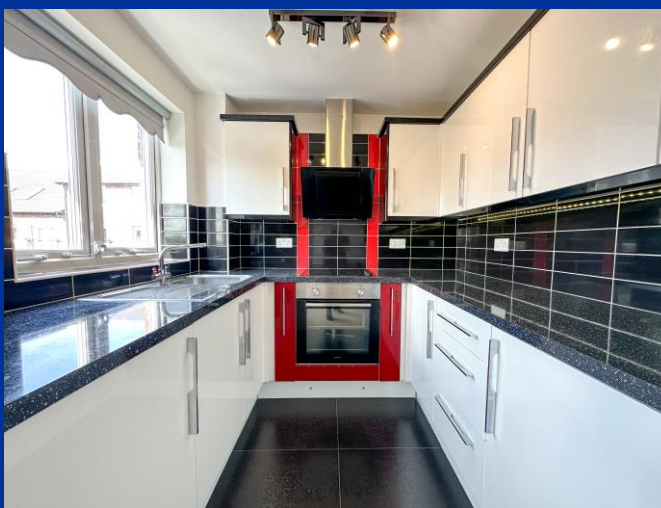
There is also access and use of the communal gardens for residents which are well maintained and include a covered outdoor patio and seating area.

Entry is via an intercom system for security and peace of mind where callers can be viewed via a standard T.V screen. There is also a 24-hour emergency response system within the property.

The well-kept communal areas include a residential lounge, for those who like to socialise, with regular residential activities arranged for those wishing to participate. Other benefits include an on-site laundry room and guest facilities.

There is allocated parking available for one vehicle subject to availability and an annual fee of £250.00 per annum. Pets are accepted subject to application.

Offered for sale with no upward chain.



Nantwich is a charming and historic market town generally renowned for its beautiful Grade I and Grade II listed architecture. The town offers a good selection of independent shops, boutiques, eateries, restaurants, and bars but also provides more extensive facilities including supermarkets, a leisure center and outdoor brine pool.

#### **Entrance Hall**

having access to loft space, door to walk in boiler room and electricity consumer unit. Grab rail, intercom system with emergency cord.

#### **Lounge 17' 6" x 10' 5" (5.33m x 3.17m)**

having UPVC patio doors to Juliet balcony. Wall mounted electric heater. Double opening doors into :-

#### **Kitchen 7' 0" x 7' 3" (2.14m x 2.22m)**

having a range of white gloss wall mounted cupboard and base units with contrasting red pull-out drawer unit. Black worksurface with iridescent sparkle incorporating a single drainer stainless steel sink unit with mixer tap over. Electric combination oven and grill, four ring ceramic hob, glass and stainless steel extractor over. Contrasting black and red tiling. Tiled floor, wall mounted Dimplex heater, UPVC double glaze window to the rear aspect. Integral fridge and freezer.

#### **Shower Room 7' 0" x 5' 10" (2.13m x 1.79m)**

having a double width shower cubicle with thermostatically controlled shower, fully tiled walls with grab rails and fully glazed sliding shower doors. Wash hand basin set in vanity storage unit with fixed mirror, shaver point and light. Low level WC. Wall mounted Dimplex heater, extractor fan, fully tiled walls, chevron slate effect cushion flooring. Electric towel radiator.

**Bedroom 12' 7" x 9' 1" (3.84m plus wardrobe x 2.76m)** having UPVC double glazed window to the rear aspect, wall mounted electric heater. Double fitted inset

wardrobe with bifold mirror doors with shelving and hanging rail.

#### **Note:**

Council Tax Band: C

EPC Rating: C

Tenure: believed to be Leasehold

#### **LOCAL AREA**

The development is just 400 yards from Red Lion Lane and the main shopping area of the historic market town of Nantwich. The towns wide range of shops and modern amenities is contrasted by a large number of original Elizabethan buildings. The development is also well placed for public transport with bus stops on Welsh Row and the train station on Wellington Road providing access to towns such as Crew, Shrewsbury, and Whitchurch.

#### **SERVICE CHARGE (BREAKDOWN)**

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance



The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service Charge: £2,477.40 per annum (for financial year ending 31/03/24)

#### CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is usually £250 per annum but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

#### LEASE INFORMATION

Lease Length: 125 years from 2009 Ground Rent: £425 per annum Ground Rent Review: June 2024

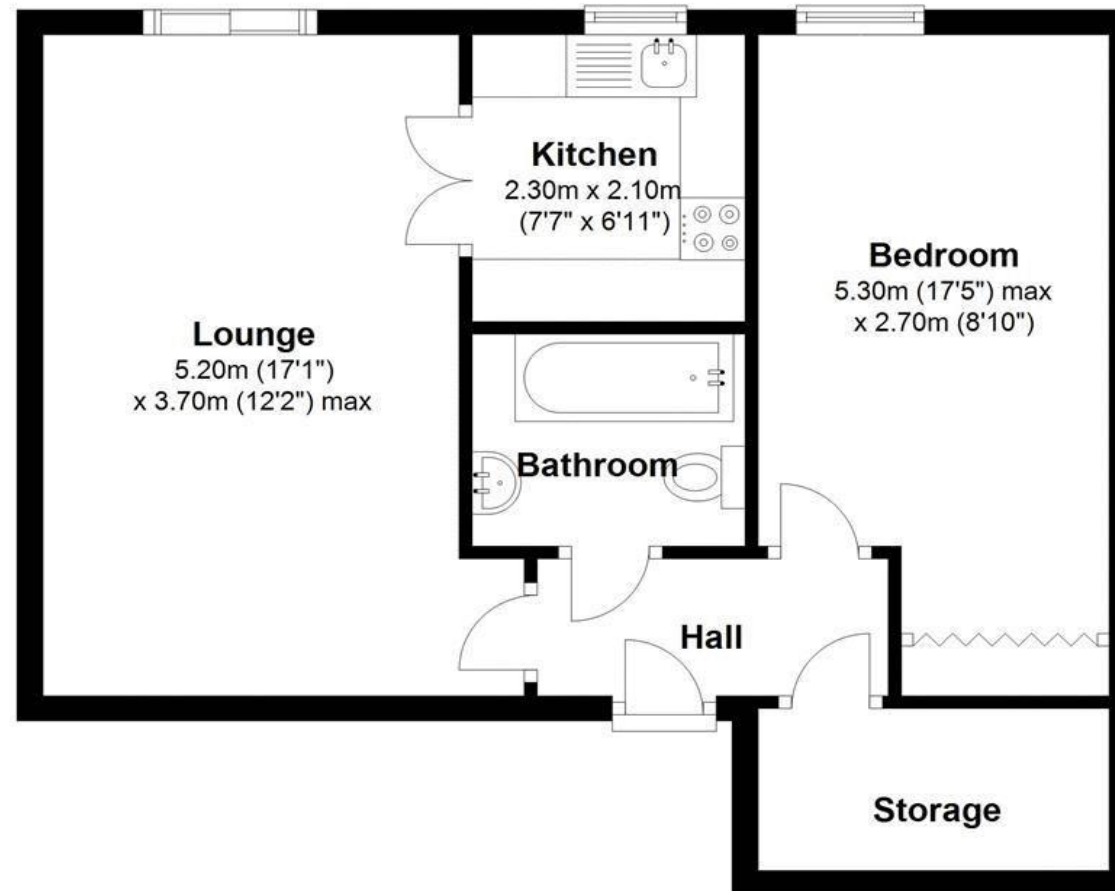






## Flat

Approx. 47.0 sq. metres (505.9 sq. feet)



**Total area: approx. 47.0 sq. metres (505.9 sq. feet)**

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.



IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings, or services and so cannot guarantee they are in working order or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non-standard lenses.

16 High Street  
Congleton, Cheshire  
CW12 1BD  
T: 01260 273241  
E: [congleton@whittakerandbiggs.co.uk](mailto:congleton@whittakerandbiggs.co.uk)

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Whittaker Est. 1930  
& Biggs