



Apartment 7 (first floor) The Rookery, Hospital Street, Nantwich, CW5 5RY
£269,500

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WILSON**

ADDITIONAL INFORMATION

Gas fired central heating combination boiler located in the kitchen and the integrated appliances included will be Hob Unit, Electric Oven and Dishwasher for each Apartment.

Each Apartment will have a parking space within the gravelled area in the front of the property.

HISTORY PAST & PRESENT

The Rookery, a Grade II listed former town house, with over 400 years of history buried deep within its fabric. The existing Georgian House incorporates an earlier timber-framed house, which probably dates from the late 16th Century. Nicholas Pevsner describes it as Square and Stately. The Rookery survived the fires of Nantwich (1583) and is believed to stand near the site of the medieval Hospital of St. Nicholas, which gives Hospital Street its name.

History is etched deep into Nantwich's soul. For centuries, before the railways, it stood on the Nations main highway to Wales and Ireland. During the English Civil War Nantwich declared for Parliament and consequently it was besieged several times by Royalist Forces. The final six week long siege was lifted following the victory of the Parliamentary Forces in the Battle of Nantwich on 26th January 1644, which has been reenacted on its anniversary every year since 1973 by the Sealed Knot.



IN THE HEART OF NANTWICH

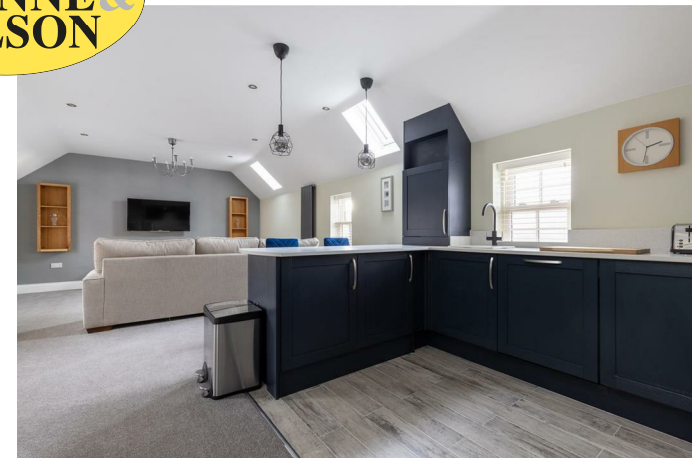
Today, Nantwich enjoys an easy relationship with its past, present and future. Long established family businesses rub shoulders with cutting edge shops, delicatessens and major quality retailers. Cosy pubs and neighbourhood cafes sit comfortably alongside wine bars and restaurants. If you want simply the practical necessities of life Nantwich delivers. History and present day, all captured in one place that's Nantwich.

Nantwich is a quaint town characterised by its intriguing winding streets, red brick and half-timbered properties and a sky-line dominated by the spires of the 14th Century St. Marys Church, known as the 'Cathedral of South Cheshire', and considered by some to be one of the finest medieval church's in the whole of England.

New residents at The Rookery are connected to the road and rail networks across the North West of England. The A51 and Nantwich bypass provide swift access to the M6 north and south, while Chester and Stoke on Trent can be reached in just 30 minutes each by car. Nantwich train station is a 40 yard walk way where trains connect with Crewe in just 10 minutes, with further and regular services to Manchester Piccadilly and Cardiff Central.



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SERVICES

All main services are connected to the property.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

COUNCIL TAX

TENURE

Leasehold

Ground and Service charge: £105 per calendar month

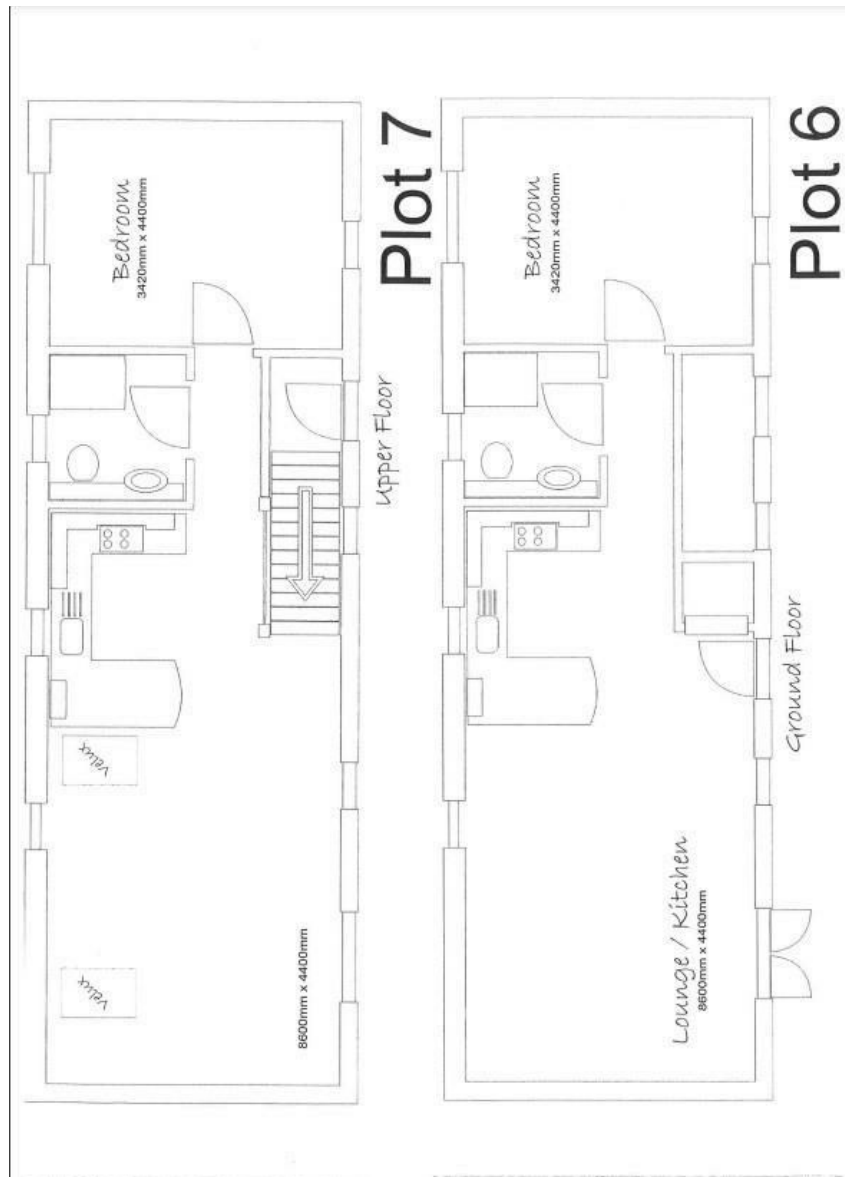
VIEWINGS


By appointment with Baker Wynne & Wilson
01270 625214





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| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property