



BAKER WYNNE & WILSON
FOR SALE
4A HOSPITAL STREET, INDIVIDUAL
100 SQ FT. APARTMENT FLOOR
SOUTH FACING ROAD FRONTAGE
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4A Hospital Street, Nantwich, Cheshire, CW5 5RJ
£198,500



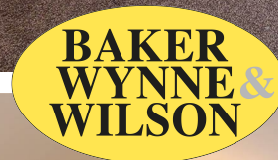
A STYLISH FIRST FLOOR APARTMENT
EXTENDING TO ABOUT 900 SQUARE FEET
PLUS ITS OWN PRIVATE SOUTH FACING ROOF
TERRACE, IN THE HEART OF NANTWICH.

SUMMARY

Ground Floor Entrance Hallway, Living
Room/Dining Room, Roof Terrace, Kitchen, Study,
Two Double Bedrooms, Bathroom, Gas Central
Heating.

DESCRIPTION

This unique apartment extends over the whole of
4 and 6 Hospital Street, and provides a rare
opportunity in the centre of Nantwich. Flexibility
of use is at the heart of the design and this
versatile living space provides amplified living on
one accessible level. The apartment features a
25' x 14' living/dining room with french windows
to a south facing roof terrace.



LOCATION & AMENITIES

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 salt water pool, riverside walks, lake, nearby canal network, highly regarded junior and senior schooling. 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 holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts several festivals throughout the year including the Nantwich Show, The International Cheese Awards, Nantwich Jazz Festival and The Food Festival.

Approximate Distances:

Crewe (Intercity Rail Network London Euston 90 minutes, Manchester 40 minutes) 4 miles.

M6 Motorway (junction 16) 10 miles.

Chester 20 miles.

Stoke-on-Trent 20 miles.

Manchester Airport is about a 45 minute drive.

DIRECTIONS

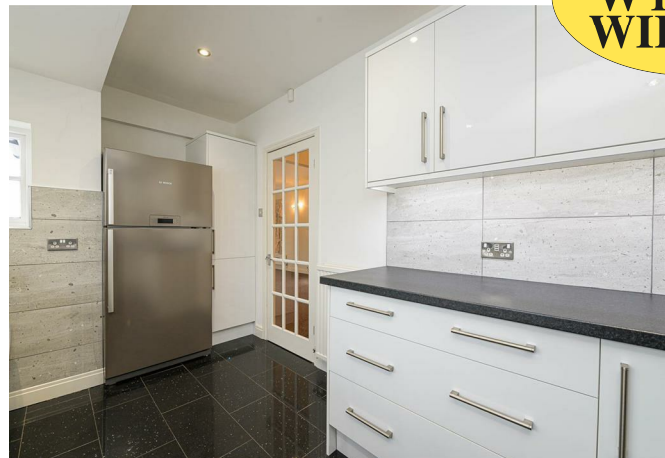
CW5 5RJ

ACCOMMODATION

With approximate measurements comprises:

GROUND FLOOR ENTRANCE

Two radiators, stairs from entrance to first floor hallway



HALLWAY

Built in cupboard.

LIVING/DINING ROOM

25' x 14'6"

Timber fire surround with composite marble inset and hearth, two fitted cupboards with shelving above, three windows, ceiling cornices, four wall lights, french windows to roof terrace, three radiators.

ROOF TERRACE

25' x 15' maximum

The terrace enjoys a south westerly aspect and is flagged and decked with lights and outside tap.

KITCHEN

14'8" x 8'

One and half bowl single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and four burner ceramic unit with extractor hood above, inset ceiling lighting, integrated dishwasher, plumbing for washing machine, two windows, tiled floor, Baxi gas fired central heating boiler, radiator.

STUDY/CHILD'S BEDROOM

10' x 5'9"

Radiator.

BEDROOM ONE

12'8" x 11'5"

Two fitted double wardrobes, cupboards and dressing table, radiator.

BEDROOM TWO

11'5" x 10'4"

Access to loft, ceiling cornices, radiator.

BATHROOM

8'3" x 5'6"

White suite comprising panel bath with mixer shower over, low flush W/C and vanity unit with inset hand basin, tiled floor, fully tiled around bath, shaver point, inset ceiling lighting, chrome radiator/towel rail.

SERVICES

All main services are connected to the property.

N.B. Tests have not been made of electrical, water, 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.

TENURE

999 Year Leasehold. A shareholding of the management company which will be responsible for the repairs to the structure and roof of 4, 4A and 6 Hospital Street as a whole.

COUNCIL TAX

Band C.

VIEWINGS

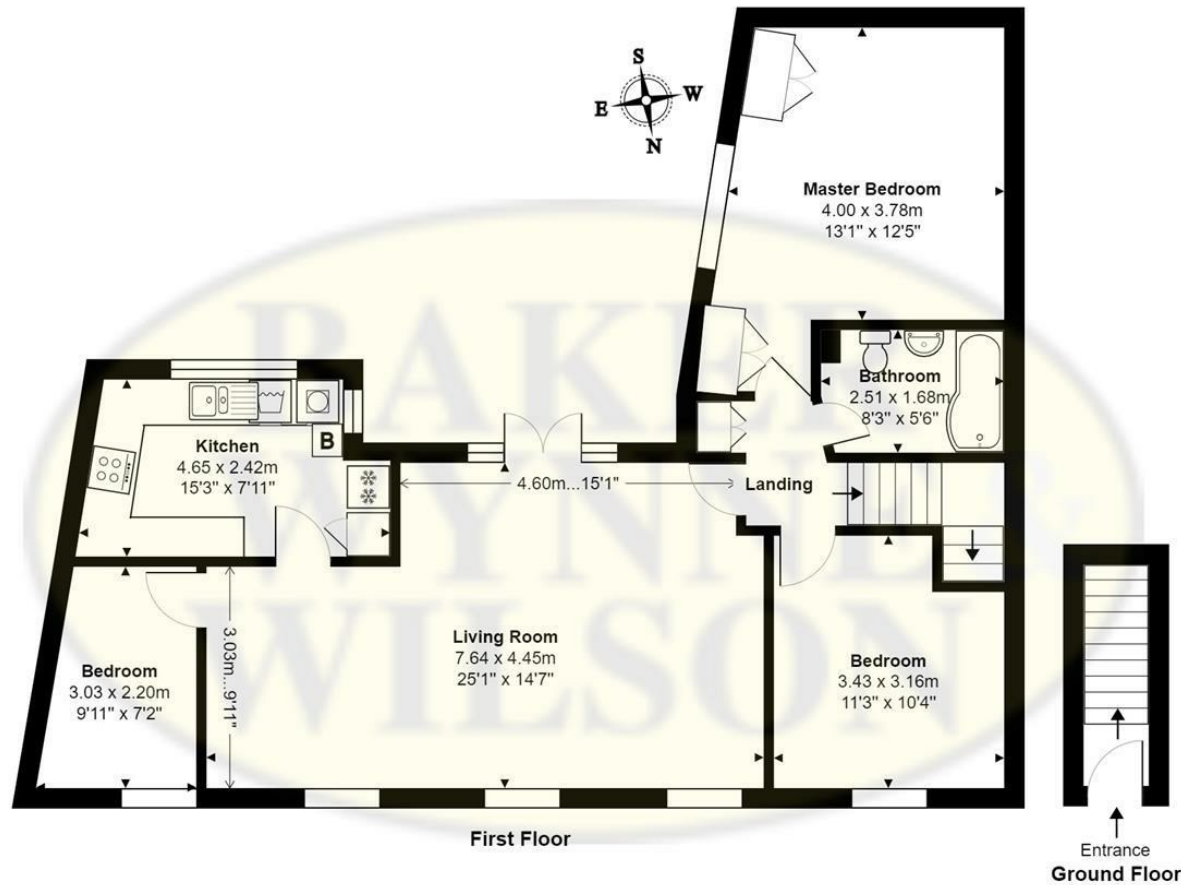
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214





**BAKER
WYNNE &
WILSON**



4A HOSPITAL STREET, NANTWICH, CHESHIRE, CW5 5RJ

Approximate Gross Internal Area: 87.1 m² ... 938 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC Ltd 2023. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	65	70
(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