



Flat 3, Townwell Court, 54 Welsh Row, Nantwich, Cheshire, CW5 5EJ  
£232,500

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WILSON**

## SUMMARY

Entrance, Reception Hall, Living Room, Kitchen, Master Bedroom with En-Suite Shower Room, Inner Hallway, Bedroom, Bathroom, Gas Central Heating, Allocated Car Parking Space.

## DESCRIPTION

The property comprises one of only two apartment and a ground office converted from a fine brick and slate Georgian town house. The building was re-roofed in 2016. The accommodation is perhaps best described as elegant, a gracious atmosphere pervading immediately one steps into the reception hall from which leads the large living room with sash windows to front and rear elevations.

## LOCATION AND AMENITIES

The apartment occupies a prominent location, adjacent to Townwell House in the historic market town of Nantwich. The town, renowned for its history in the salt and tanning industry, today contains an excellent range of urban facilities which combine with a number of interesting buildings to provide a most pleasing living and working environment. The property enjoys a fine situation in a much sought-after part of South Cheshire, within easy travelling distance of the main centres of commerce in the North West and The Potteries.

## APPROXIMATE DISTANCES

Crewe with intercity railway network (London Euston 90 minutes, Manchester 40 minutes) 4 miles, Chester 20 miles, Stoke on Trent 20 miles, M6 motorway (junction 16) 10 miles.

## DIRECTIONS

From our Nantwich office proceed along Beam Street towards High Street, continue straight on at the traffic lights into Welsh Row and the property will be seen on the right hand.

## THE ACCOMMODATION COMPRISES:

(with approximate measurements)

### GROUND FLOOR ENTRANCE

With intercom. Staircase leads to the first floor apartment and continues to Flat 3.

### RECEPTION HALL

Sash window, central heating radiator.

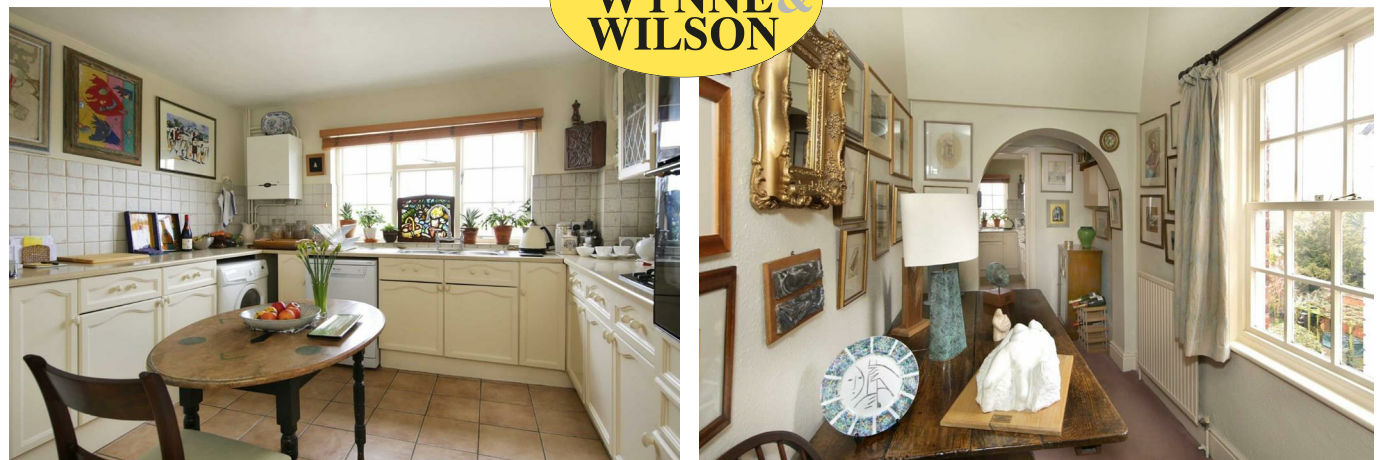
### LIVING ROOM

18'8" x 18'1"

Natural brick fireplace and chimney breast with period pine surround, marble inset and hearth and inset coal effect gas fire, exposed roof truss and wall timbers, sash windows to front and rear, two central heating radiators.



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### KITCHEN

11'10" x 11'5"

Stainless steel double bowl single drainer sink unit with waste disposal, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Stoves double oven and four burner hob unit, plumbing for washing machine and dishwasher, Baxi gas fired central heating boiler, access to loft, window, central heating radiator.

### MASTER BEDROOM

17'9" x 14'3"

Built-in wardrobes, secondary glazed sash window to front, ceiling cornices, access to loft, two central heating radiators.

### EN-SUITE SHOWER ROOM

11'6" into shower x 4'9"

White suite comprising pedestal hand basin, low flush WC, tiled shower cubicle with Niagara screen and Mira Advance shower, part tiled walls, central heating radiator.

### INNER HALLWAY

10'8" x 3'3"

### BEDROOM No.2

11'10" x 9'10"

Fitted wardrobes, cupboards and shelving, cylinder and airing cupboard, access to loft, window, central heating radiator.

### BATHROOM

6'3" x 6'3"

White suite comprising panelled bath with mixer shower, pedestal hand basin and low flush WC, Vent Axia extractor fan, part tiled walls, central heating radiator.

### OUTSIDE

The apartment is approached through an archway over a stone-set and tarmacadam drive.

Gravelled car parking area in Townwell Court. The property has an allocated parking space.

### SERVICES

All Mains 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.

### TENURE

Long leasehold - 999 years from 1982.

### GROUND RENT

£50 per annum

Flat 3 pays 25% of any agreed maintenance cost

### MANAGEMENT COMPANY

Management Company for lease and building maintenance

### VIEWING

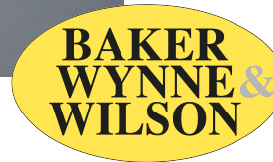
By appointment with BAKER, WYNNE & WILSON.  
38 Pepper Street, Nantwich. (Tel No: 01270 625214).  
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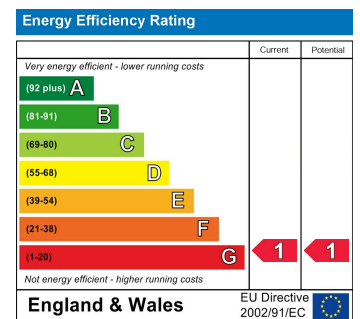


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38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
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Interested? Let's Talk 01270 625214  
 or [info@bakerwynneandwilson.com](mailto:info@bakerwynneandwilson.com)

