



9 Cromwell Court, Nantwich, Cheshire, CW5 5NZ

£125,000

**BAKER
WYNNE &
WILSON**

DESCRIPTION

9 Cromwell Court occupies a prime position within the development. The property has been recently re-carpeted and redecorated.

Cromwell Court is a well planned Development by McCarthy and Stone, Britain's leading retirement builder. It has been carefully designed to provide the best in comfort and convenience, security and independence.

Residents have to be at least 60 years of age, or in the case of a couple, one has to be over 55 and the other over 60. Personal safety features include a Care-Line to ensure that help is at hand 24 hours a day. A manager is on hand during the day.

There is also a guest room with ensuite shower room, a laundrette on site and a lift system to the first and second floor apartments.

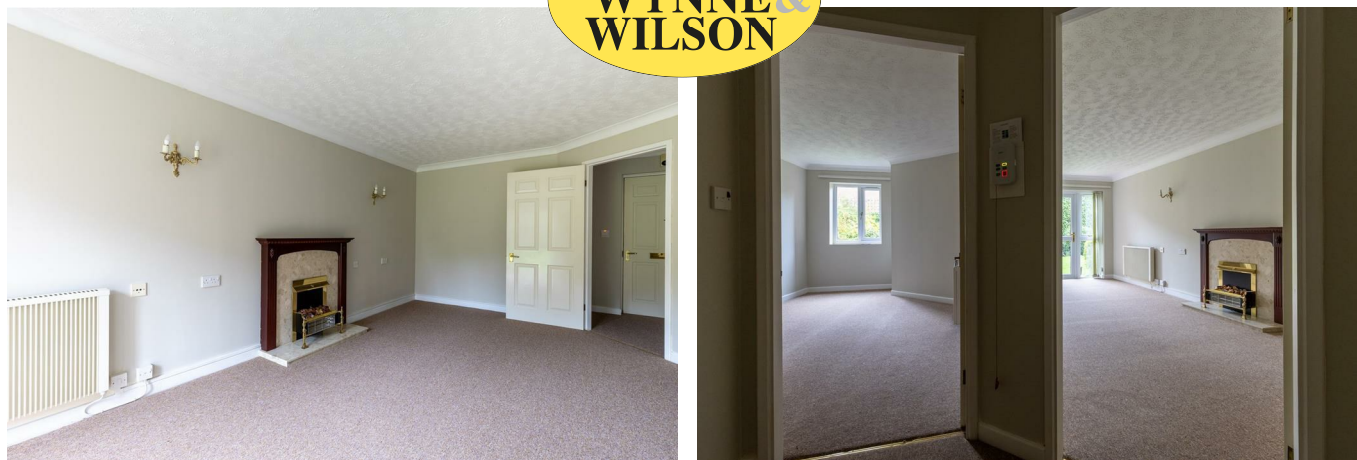
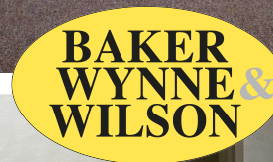
LOCATION AND AMENITIES

Cromwell Court occupies a prominent position in the historic market town of Nantwich. The town, renowned for its history in the salt and tanning industry today, has a wide range of urban facilities including multiple stores and renowned local boutiques which combined with a number of interesting architectural buildings provide a most pleasing living environment.

M&S food hall is a short stroll from the development.

APPROXIMATE DISTANCES

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



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Ceiling cornices, hanging fitting, intercom system, walk in laundry room with hot water cylinder

LIVING ROOM

19'7" x 10'7"

Timber fire surround with composite marble inset and hearth, double glazed picture window and French window to communal garden, two double wall lights, storage heater

KITCHEN

8'9" x 7'9"

Stainless steel single drainer sink unit, cupboard under, floor standing cupboard and drawer unit with worktop, wall cupboard, shelving, integrated oven and four burner hob unit with extractor hood above, fully tiled walls

BEDROOM

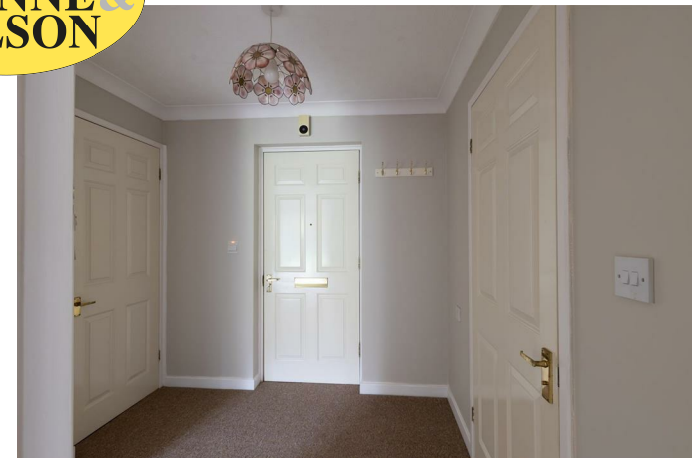
15'8" into wardrobes x 9'2"

Built in double wardrobe with folding mirror drawers, two double wall lights, cornices, storage heater

BATHROOM

6'8" x 5'6"

Fully tiled walls, coloured suite comprising panelled bath with triton shower over, low level WC, vanity unit with inset hand basin, Dimplex storage heater, mirror fitting, electric chrome radiator/towel rail.



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SERVICES

Mains water, electricity and drainage.

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

LEASEHOLD - VACANT POSSESSION - 125
Years from 1993

Service charge - £2948.46 ANNUAL

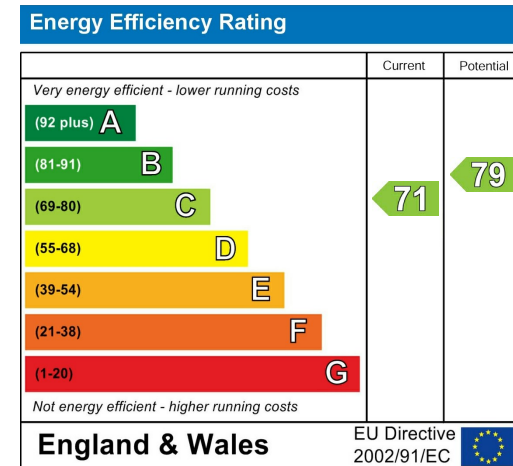
VIEWINGS

By appointment with Baker, Wynne & Wilson
38 Pepper Street, Nantwich, Cheshire
Tel. 01270 625214





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38 Pepper Street, Nantwich, Cheshire, CW5 5AB
www.bakerwynneandwilson.com

Interested? Let's Talk 01270 625214
 or info@bakerwynneandwilson.com

