



16 Castle Court Mill Street, Nantwich, CW5 5SL
Guide Price £235,000



An outstanding town centre two bedroom/two-bathroom second floor apartment with a west facing balcony overlooking Mill island/ the River Weaver, together with a basement level secure single parking space, residents' internal courtyard, stairs and lifts to all floors, electric heating, and uPVC double glazed windows. Award winning developer "Built-in Quality Award" 2004

GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne And Wilson

Forming part of the Castle Court development, a stylish, quality designed and built development of seventeen apartments and four maisonettes, in the heart of Nantwich.

High specification soundproofing. Electric powered boiler to radiator central heating with thermostatic control. Pressurised hot water system. TV satellite and BT sockets throughout. Secure car parking with remote control entry. Cycle storage. Door entry system. Secure window and balcony.

DIRECTIONS TO CW5 5SL

Pedestrians - From our Nantwich office, walk along Pepper Street into The Square, turn right into Mill Street, proceed for approx. 150 yards and Castle Court will be observed on the right-hand side.

Car - From the M6 (Junction 16) Follow signs for Nantwich on the A500, after approx. 6.5 miles and at the 4th roundabout, take the 2nd exit for Nantwich. Continue straight on at the traffic lights, over the level crossings into London Road. At the next roundabout in front of Churches Mansion take the first exit, signposted Whitchurch into Hospital Street, bearing left at the next mini roundabout passing Morrisons. At the next roundabout proceed straight over into Waterlode, follow the road round to the right and with the river on the left, Castle Court will be observed on the right-hand side, on the corner of Mill Street and Waterlode, turn right into Mill Street.



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OUT AND ABOUT

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 saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior, and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. Whatever your interest you'll find plenty to do in Nantwich. 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 canal 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 Railway Station 4 miles (London 1 hour and 35 minutes) - M6 motorway junction 16, 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive.

SCHOOLS NEARBY

Nantwich Primary Academy. 0.23 miles, Millfields Primary School, and Nursery 0.32 miles. Malbank School and Sixth Form College. 0.47 miles. St Anne's Catholic Primary School.0.5 miles
Highfields Academy. 0.68 miles. Weaver Primary School. 0.74 miles. Brine Leas School.0.8 miles. Pear Tree Primary School. 0.89 miles. Acton Church of England Primary. 1.25 miles. Stapeley Broad Lane CoFE Primary School. 1.32 miles

THE TOUR

The apartment may be accessed from the main entrance on Waterlode, and there is also access at the rear onto Bowers Row, both with intercoms & secure metal gates.

COURTYARD ENTRANCE

A central relaxing seating space with brick walls & planters, including Orange Blossom & Lavender. Contemporary sphere water feature with rill plus flagging to circular courtyard.



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ACCOMMODATION

Briefly comprises:-

To the second Floor via staircase or lift

HALL

L' shaped with corridor.

Radiator, utility/airing/linen cupboard, plumbing for washing machine. Heatrae electric heating unit for pressurised hot water cylinder serving radiators and hot water supply.

BEDROOM ONE

14'0" x 9'7"

Shutter blinds, uPVC double glazed window, fitted furniture.

ENSUITE SHOWER/WC

Fully tiled walls and floor, vanity wash hand basin, enclosed cubicle shower with mixer shower, close coupled WC, chrome heated towel rail. ceramic tile floor.

BATHROOM

7'10" x 5' 8"

Modern white coloured suite comprising - Tiled walls and floor, panel bath with shower hose mixer taps, wash hand basin, close coupled WC, chrome heated towel rail.

BEDROOM TWO

11'2" x 10'7"

Shutter blinds, radiator, full width triple section mirror front wardrobes with hanging and shelving. uPVC double glazed window.

LIVING/DINING/KITCHEN

21'5" x 14'0" reducing to 12'2"

Cream coloured modern fitted units to two elevations with granite worktops and upstands, base cupboards, drawers, and wine rack, 11 solid and glass fronted wall mounted cupboards. Shelving, Appliance larder unit. 1.5 bowl stainless steel under-counter sink.

Fitted appliances including: Whirlpool built in dishwasher, AEG Electrolux ceramic hob with stainless

steel canopy hood over and wall slash back, AEG Electrolux micromat microwave, AEG Electrolux fridge/freezer,

Two double glazed windows with shutter blinds, uPVC double opening doors to balcony overlooking the river with a west facing aspect. Part ceramic tile floor and carpet floor coverings, 2 radiators. Wall mounted electric fire (not tested). Intercom telephone.

CAR PARKING

With car parking at a premium in all town centre developments, Castle Court has secure allocated open-plan car parking accessed off Mill street. A lift from the main garaging area gives direct access to the apartment.

TENURE

MANAGEMENT CHARGE The annual charge is £2,098.32. This is paid half yearly and the year runs from 1st October to 30th September.

Title number CH556677 – Leasehold.

Short particulars of the lease(s) (or under-lease(s)) under which the land is held Date : 7 December 2006 Term : 999 years from 1 January 2004

COUNCIL TAX

Band D.

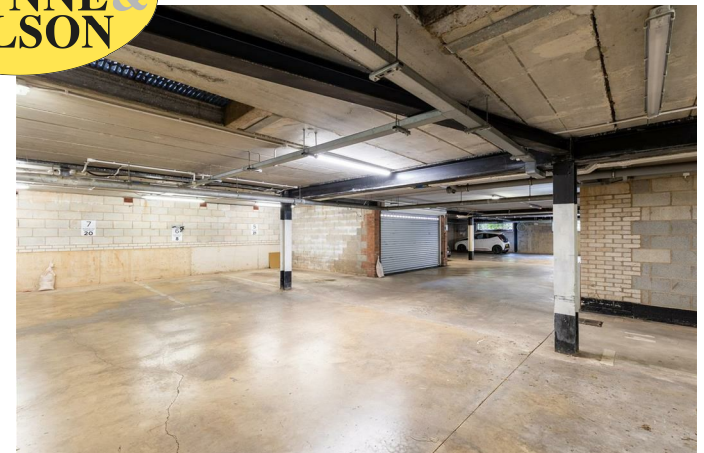
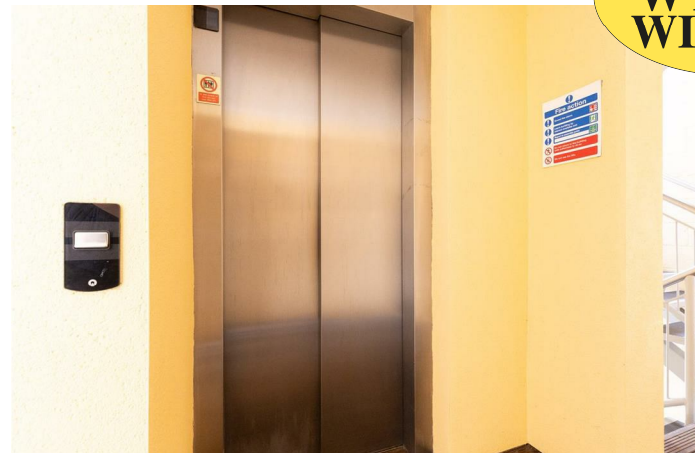
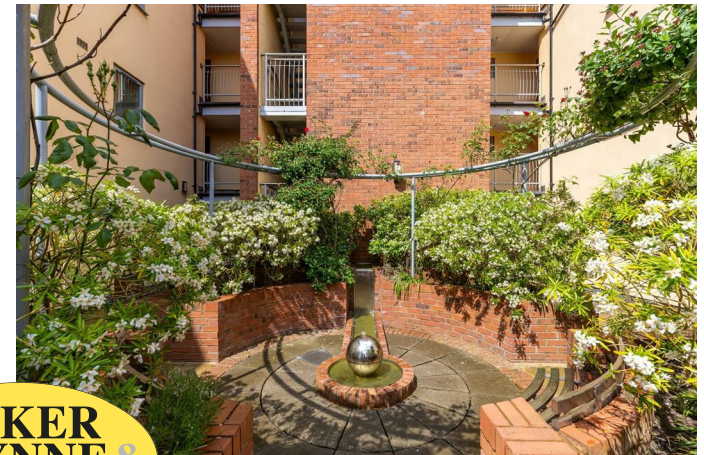
SERVICES

Mains water, electricity and drainage 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.

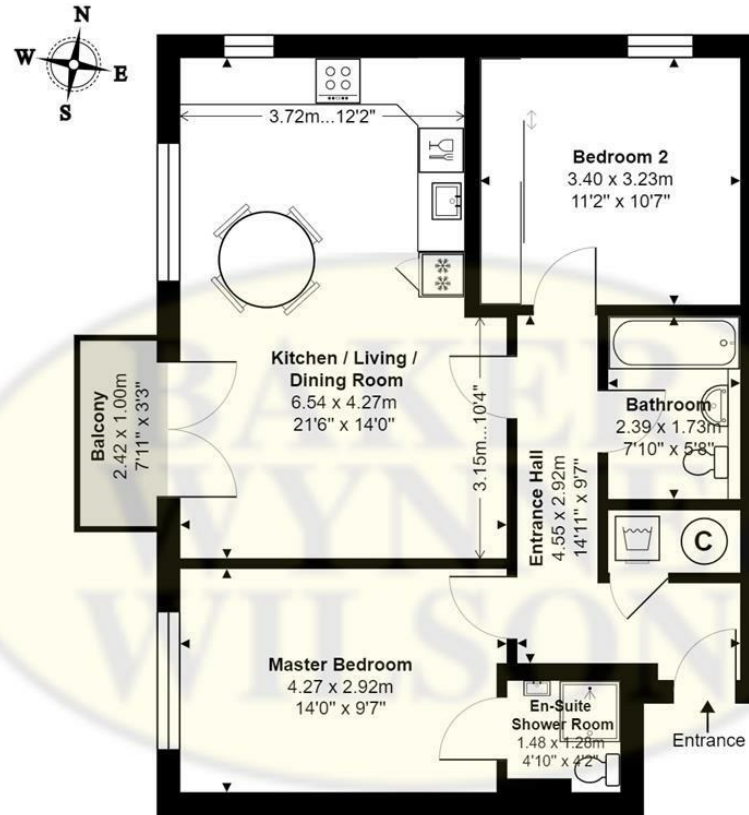
VIEWINGS

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





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16 CASTLE COURT, MILL STREET, NANTWICH, CHESHIRE, CW5 5SL

Approximate Gross Internal Area: 70.3 m² ... 757 ft² Includes Balcony

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 2024. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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