



6 Wright Court London Road, Nantwich, CW5 6SE
Guide Price £115,000

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A WELL APPOINTED, GROUND FLOOR RETIREMENT APARTMENT FEATURING A LIVING ROOM WITH DIRECT ACCESS TO THE SOUTH FACING, AWARD WINNING, COMMUNAL GARDENS, ABOUT HALF A MILE FROM NANTWICH TOWN CENTRE. NO CHAIN

SUMMARY

Communal Entrance Hall, Residents Lounge, Laundry, Guest Suite for Residents Visitors.

The Apartment comprises: Entrance Hall, Living Room, Double Bedroom, Kitchen, Shower Room, Electric Storage Heaters, uPVC Double Glazed Windows, Car Parking Space, Communal Gardens.

DESCRIPTION

A very well positioned ground floor apartment overlooking and with direct access to the South facing communal gardens. Indeed, this apartment has, effectively, its own flagged patio, outside the living room.

Wright Court is a sought after well planned development from McCarthy and Stone, Britain's leading retirement builder. It has been carefully designed to provide the very best in comfort, convenience, security and independence. The development consists of one and two bedroom retirement apartments, each benefitting from its own private front door.

All apartments are fully specified for those aged 60 (55 for partner if a couple) and upwards and personal safety features are abound, including Careline, to ensure that help is at hand 24 hours a day, 365 days a year. The Careline system, for added peace of mind, also controls door entry and monitors the fire alarm system. In addition a camera entry system at the main entrance allows you to view a visitor before letting them in, simply by changing channels on your television set.



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LOCATION & AMENITIES

The development is situated ten minutes walk from Nantwich town centre. Nantwich is a charming market town set beside the River Weaver with a rich history, wide range of speciality shops, weekly market including a monthly farmers market, two major supermarkets Sainsbury's and Morrisons and also a Marks and Spencer Food Hall. Four major motorways which cross Cheshire ensure that fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 link road. Manchester International Airport is about a 45 minute drive. Nantwich railway station is approx. half a mile and gives a direct link to Crewe intercity rail network (4 miles) which provides access to London Euston (90 minutes) and Manchester (40 minutes).

ACCOMMODATION

With approximate measurements comprises:

RESIDENTS ENTRANCE

Intercom system at main entrance and entrance to Residents Lounge, and complex Managers Office, manned daily.

ENTRANCE HALL

Walk in storage cupboard with Pulsacoil Gledhill tank.

SHOWER ROOM

6'9" x 5'6"

White suite comprising pedestal hand basin and low flush W/C, tiled shower cubicle with shower, mirror fitting, heated towel rail.

LIVING ROOM

19'4" x 11'0"

Timber fire surround with composite marble inset and hearth, inset coal effect electric fire, ceiling cornices, double glazed picture window and double glazed French window to South West facing communal gardens, storage heater.



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KITCHEN

9'0" x 5'8"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Electrolux integrated oven and four burner ceramic hob unit with extractor hood above, Beco refrigerator, part tiled walls, spot light fittings.

BEDROOM

15'6" plus wardrobe x 8'6"

Built in double wardrobe with folding mirrored doors, ceiling cornices, double glazed picture window overlooking communal gardens, storage heater.

OUTSIDE

Award winning communal gardens. Residents car parking space.

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.

TENURE

Leasehold. 125 years from 2003.

Service Charge: Approximately £2,068.70 per annum.

Ground Rent: £350.00 per annum.

Vacant possession upon completion

CONDITIONS

The property may only be sold to a person or persons older than 60 years of age, or to one person over the age of 60, together with a person over the age of 55.

VIEWING

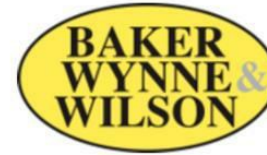
By appointment with BAKER, WYNNE & WILSON
38 Pepper Street, Nantwich. (Tel No: 01270 625214).





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6 WRIGHT COURT, LONDON ROAD, NANTWICH, CHESHIRE, CW5 6SE

Approximate Gross Internal Area: 45.9 m² ... 494 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 2024. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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



38 Pepper Street, Nantwich, Cheshire, CW5 5AB
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Interested? Let's Talk 01270 625214
or info@bakerwynneandwilson.com

