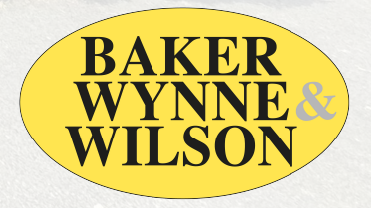




10 Wesley Close, Nantwich, Cheshire, CW5 5SN

£85,000



A RARE OPPORTUNITY TO ACQUIRE A GROUND FLOOR APARTMENT WITHIN THE BOWLING GREEN DEVELOPMENT. ONE OWNERS PARKING PERMIT, PLUS TWO VISITORS PARKING PERMITS

SUMMARY

Entrance Hall, Living Room, Kitchen, Bedroom, Bathroom, Gas Central Heating, Double Glazed.

DESCRIPTION

The property lies in a conservation area on a purpose built retirement development which is restricted to the over 55's. It has the benefit of a mobile warden available via intercom system in every property. The development is run by First Port property management services via an annual service charge. The service charge covers careline, insurance, alarm system, window cleaning, garden maintenance and management administration. The property enjoys the benefit of gas central heating and uPVC double glazed windows throughout, including the front door.

DIRECTIONS

From our Nantwich office proceed along Beam Street towards High Street, at the traffic lights turn left onto Waterlode, at the mini roundabout proceed straight on into Station Road, follow the road round past Morrisons on the left hand side and at the next mini roundabout turn left into Hospital Street and bear right into Bowling Green Court.

LOCATION & AMENITIES

Bowling Green Court is perfectly situated just minutes away from the square in historic town of Nantwich. Surrounded by historic buildings, this relatively modern complex of retirement bungalows, houses and apartments was built in the mid 1980's. Residents can enjoy a wide range of shops, restaurants, and cafes on their "doorsteps". Doctors surgery, dentist, a regular market hall and M&S Food hall are all within a minutes walking distance.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Double glazed front door, radiator, emergency pull chord and intercom, large walk in cupboard.

LIVING ROOM

14'8" x 11'9"

Double glazed patio doors, double radiator, TV and telephone points.

KITCHEN

11'11" x 5'8"

Fitted base units, work surfaces, sink unit, electric cooker point, plumbing for washing machine, double glazed window to side, built in cupboard housing hot water cylinder and emersion heater Worcester gas boiler, central heating for domestic hot water.

BEDROOM

11'7" x 8'5"

Double built in mirror fronted wardrobe, radiator.

BATHROOM

Comprises coloured suite, panel bath and electric shower over, pedestal was basin, low level W/C, radiator, part tiled wall, double glazed window.

OUTSIDE

Parking is available within the communal parking area, permit controlled. Includes one resident permit and two visitors permits. There is a communal garden.

SERVICES

All mains services are connected.

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.

COUNCIL TAX

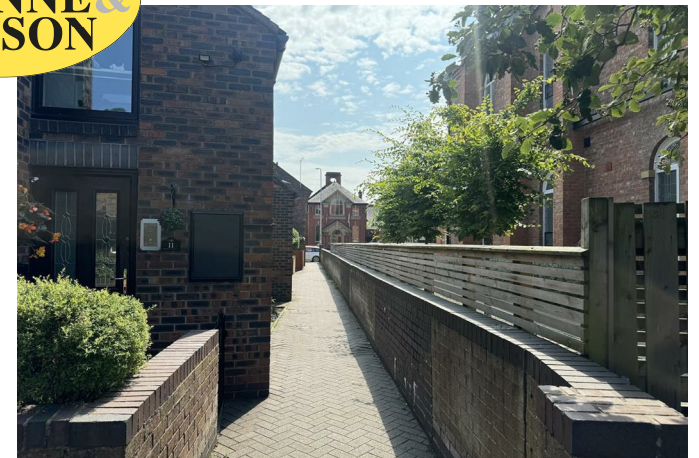
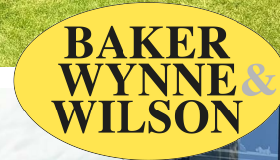
Band B.

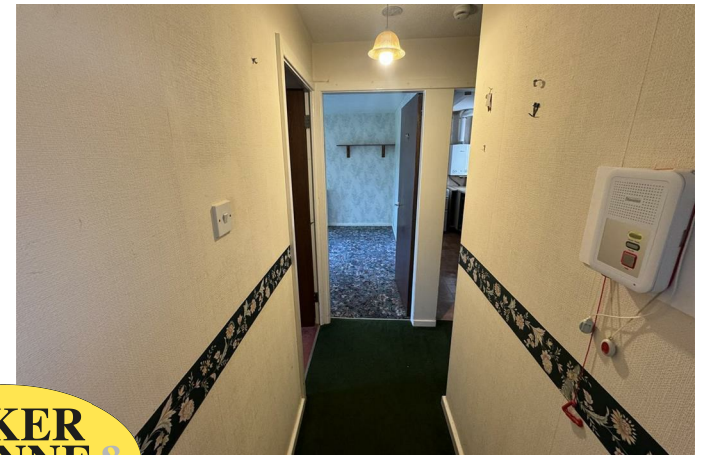
TENURE

Leasehold.

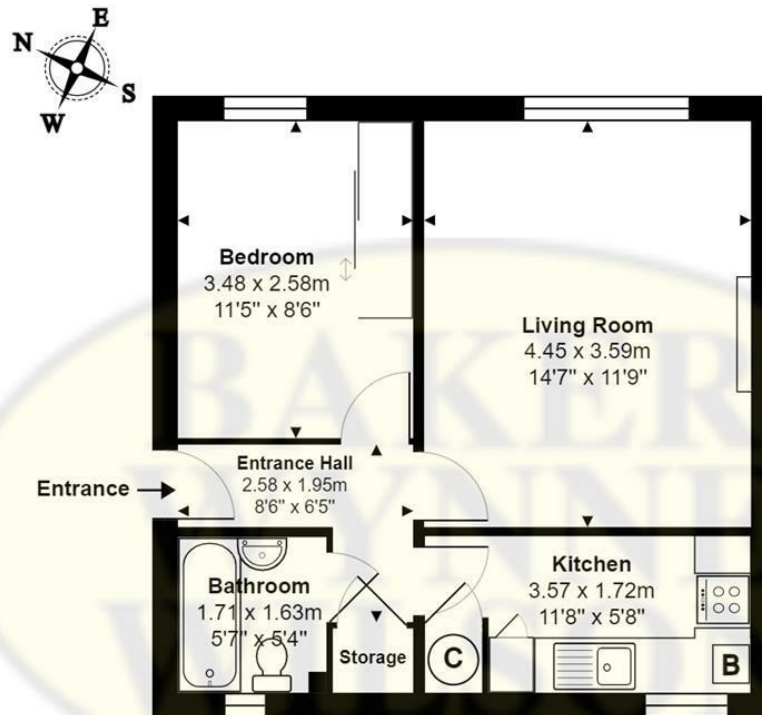
VIEWINGS

By appointment with BAKER, WYNNE & WILSON.
38 Pepper Street, Nantwich. (Tel No: 01270 625214).
W925-24





**BAKER
WYNNE &
WILSON**



10 WESLEY CLOSE, NANTWICH, CHESHIRE, CW5 5SN

Approximate Gross Internal Area: 39.4 m² ... 424 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		67	72
(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