



26 Cromwell Court, Beam Street, Nantwich, CW5 5NZ
Guide Price £135,000

**BAKER
WYNNE &
WILSON**

A WELL APPOINTED, TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH SOUTH FACING COMMUNAL GARDENS IN THE HEART OF NANTWICH, 400 YARDS FROM THE TOWN CENTRE.

SUMMARY

Reception Hall, Living Room (19'3" x 11'5"), Kitchen, Two Good Bedrooms, Shower Room, uPVC Double Glazed Windows, Electric Storage Heaters, Communal Gardens, Residents and Visitor Parking subject to availability.

DESCRIPTION

26 Cromwell Court is one of the larger two bedroom apartments and the kitchen and bathroom were refitted five years ago. 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 & 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. The retirement complex is within a short stroll of essential amenities, including M&S Simply Food Store, new health centre with pharmacy, library, bus station, market and St. Mary's Church.

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.

ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

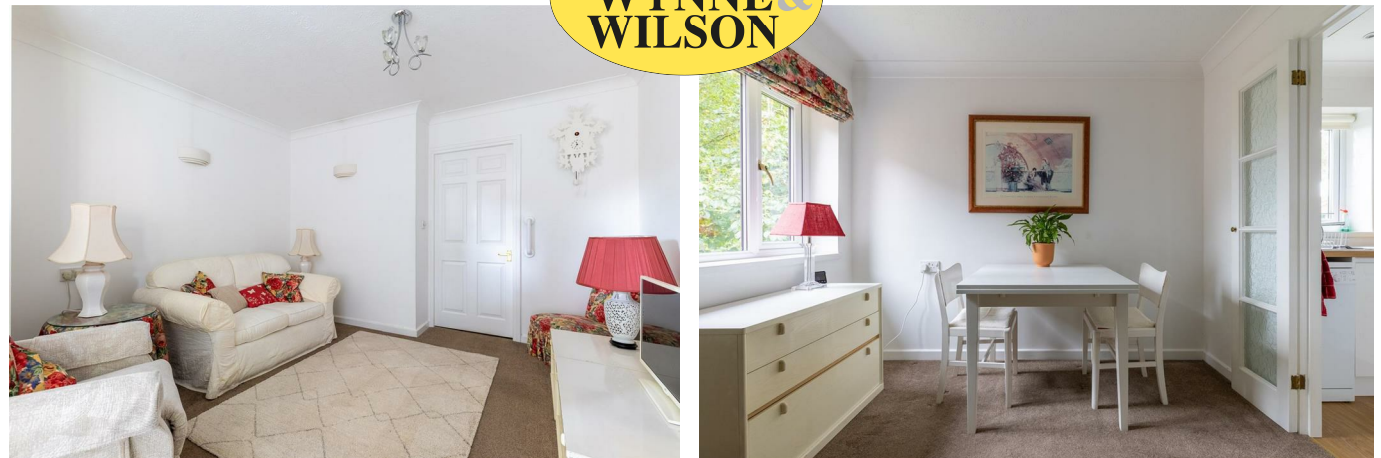
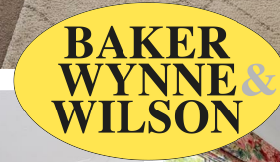
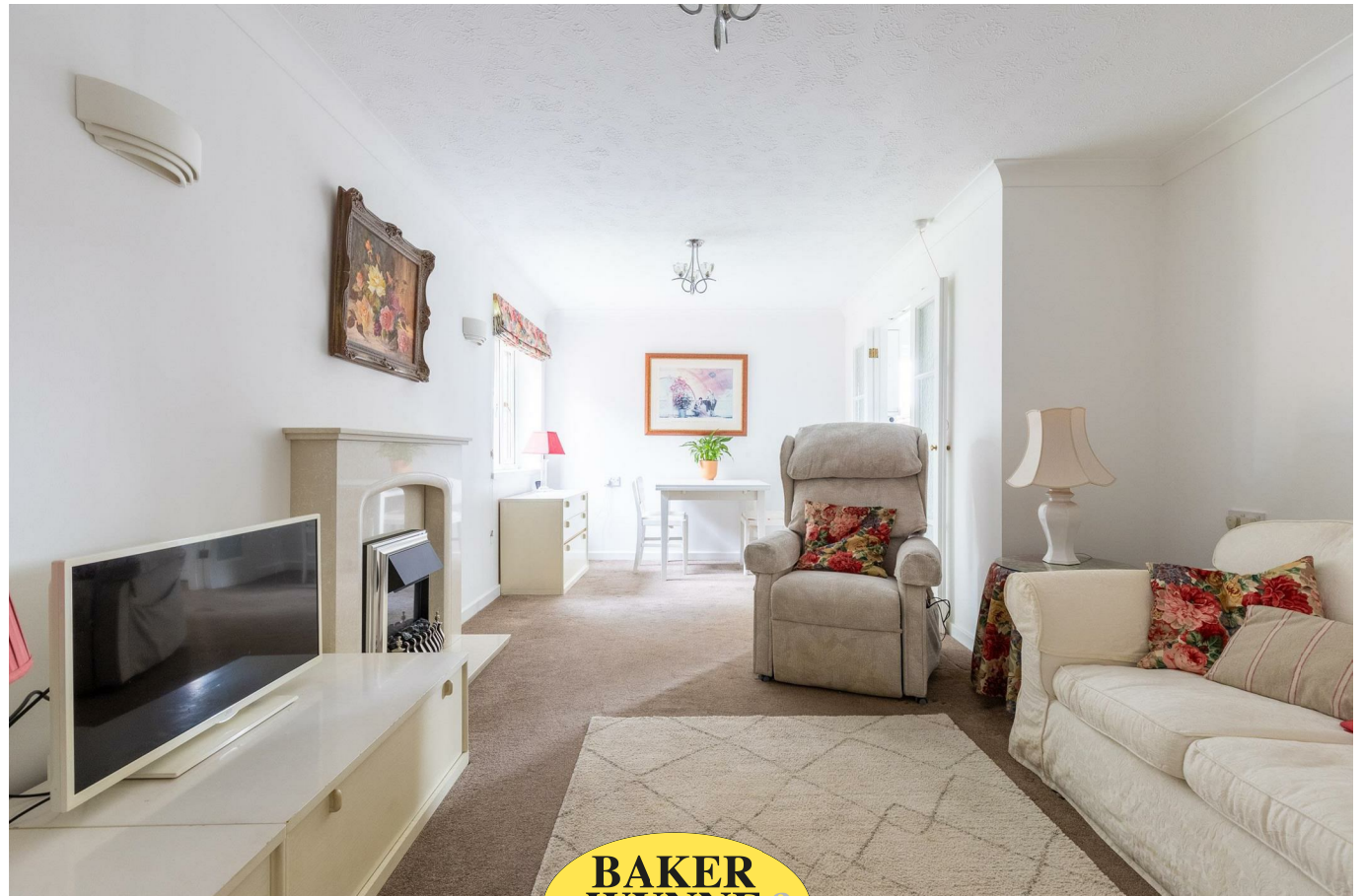
13'5" x 5'2"

Shelving, Walk in cylinder and airing cupboard, intercom, ceiling cornices, storage heater.

LIVING ROOM

19'3" x 11'5"

Marble fireplace with inset electric coal effect fire, four wall lights, ceiling cornices, storage heater.





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KITCHEN

9'0" x 5'7"

Stainless steel single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, Bosch integrated oven and grill and four burner ceramic hob unit with extractor hood above, Bosch integrated dishwasher and refrigerator, inset ceiling lighting, tiled walls.

BEDROOM NO. 1

17'6" x 8'7" plus recess

Fitted furniture comprising built in double wardrobe with folding mirrored doors, double wardrobes and drawers, two wall lights, bed light switch, storage radiator.

BEDROOM NO. 2

12'1" x 9'1"

Fitted double wardrobe with sliding mirrored doors, shelving, wall lights, storage heater.

SHOWER ROOM

6'8" x 5'6"

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle (6'8" x 4'2") with Mira Jump shower, seat and two hand rails, tiled floor, bathroom cabinet with mirror door, Dimplex wall heater.

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 with vacant possession, 125 years from 1993.

Service Charge Approx. £5,000 per annum (paid twice yearly, April and September). The service charge covers

- 1) Use of laundry room,
- 2) Residents lounge and laundry,
- 3) Garden maintenance,
- 4) Window Cleaning
- 5) Water Charges

Ground Rent £289 paid twice a year.

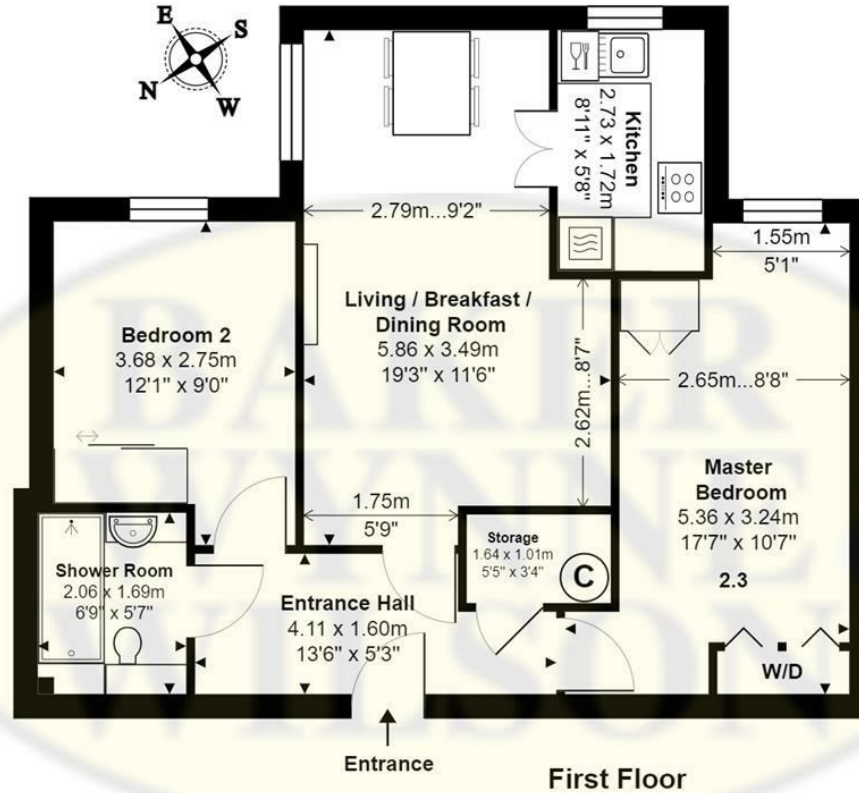
VIEWINGS

By appointment with Baker, Wynne & Wilson
38 Pepper Street, Nantwich, Cheshire
Tel. 01270 625214
C1170





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26 CROMWELL COURT, BEAM STREET, NANTWICH, CHESHIRE, CW5 5NZ

Approximate Gross Internal Area: 59.0 m² ... 635 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		76	79
(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