



1 St Annes Court, St Annes Lane, Nantwich, Cheshire, CW5 5GP

Guide Price £250,000

**BAKER  
WYNNE &  
WILSON**



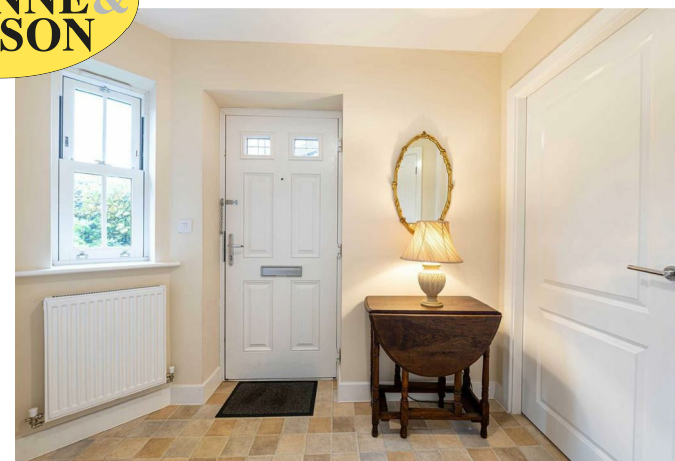
A DESIRABLE DOUBLE FRONTED MID TERRACED PROPERTY IN A SOUGHT AFTER RESIDENTIAL AREA, OFF WELSH ROW, 250 YARDS FROM NANTWICH TOWN CENTRE.

## SUMMARY

Entrance Hall, Cloakroom, Living Room, Kitchen/Dining Room, Landing, Two Double Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazed Windows, Small South West Facing Garden, Two Car Parking Spaces

## DESCRIPTION

St Annes Court is a sought after luxury development of just 24 high specification modern 2, 3 and 4 bedroom homes built to a traditional standard built in 2014 by Jones Homes, independent house builders since 1959, of brick under a tiled roof. The accommodation, over two floors only, enjoys the benefits of gas central heating and uPVC double glazed windows. We are to understand that the property has been in the same ownership since it was built in 2014.





## LOCATION AND AMENITIES

St Annes Court is situated off Welsh Row which is renowned for being one of the main streets within the town and contains a wide variety of housing designs, including some black-and-white half-timbered, Georgian, Victorian and Edwardian properties. Nantwich town, which is set beside the River Weaver, with a mediaeval street pattern which contributes to the most pleasing living environment. The centre enjoys an array of modern day facilities and amenities, including multiple stores, renowned local retailers including delicatessens, wine merchants, butchers and boutiques. Surrounding business centres include - Crewe 5 miles, Chester 20 miles, Stoke on Trent 20 miles and the M6 motorway (junction 16) 10 miles. International travel is available from Manchester Airport being a 45 minute drive.

## DIRECTIONS

From our Nantwich office, proceed along Beam Street to the High Street, straight on at the traffic lights into Welsh Row, take the first major turning on the left into St Annes Lane, right into the courtyard and the property will be seen immediately on the left hand side.

## THE ACCOMMODATION COMPRISES

With approximate measurements.

### ENTRANCE HALL

Cloaks cupboard housing Glow Worm central heating boiler, radiator



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## CLOAKROOM

7'9" x 7'6"

White suite comprising low flush WC and handbasin, radiator

## LIVING ROOM

15'9" maximum x 11'10"

Double glazed sash style windows to front and French windows to rear, radiator

## KITCHEN/DINING ROOM

14'9" x 10'10" maximum

Stainless steel single drainer sink unit, cupboard under, floor standing cupboard and drawer unit with worktops, wall cupboards, Neff double oven and four burner gas hob units with extractor hood above, washing machine, tumble drier, integrated fridge and freezer, inset ceiling lighting, double glazed sash style windows to the front, radiator.

## STAIRS FROM LIVING ROOM TO FIRST FLOOR

Double glazed window, radiator.

## LANDING

## BEDROOM NO.1

16'1" x 13'1" maximum

Double glazed sash style windows, radiator

## BEDROOM NO. 2

10'3" plus recess x 13'1"

Double glazed sash style windows, access to loft, radiator

## BATHROOM

8'1" x 5'3"

White suite comprising panelled bath with shower over, pedestal hand basin, low flush WC, bathroom cabinet with lit mirrored door, chrome radiator/towel rail

## OUTSIDE

The whole is approached over a gated courtyard and archway which leads to a two block paved parking spaces, exterior light.

## GARDEN

Small front garden. Small south west facing rear garden comprising a flagged patio with border and specimen trees.

## SERVICES

All mains services are connected to the property.

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 999 years from 2014

Ground Rent: £200 pa

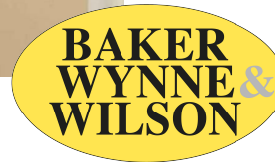
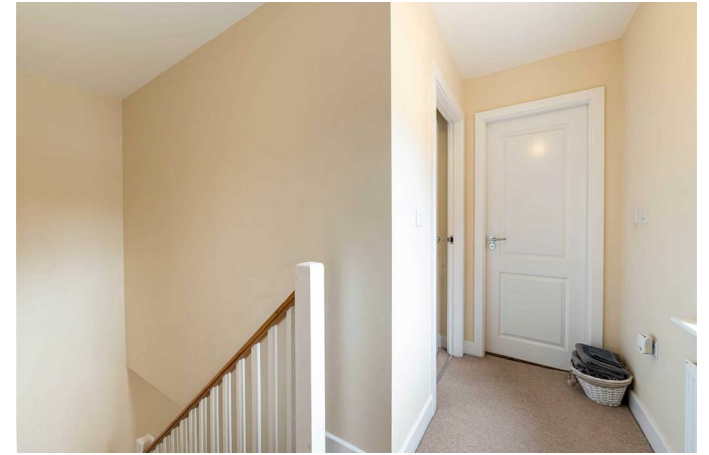
Service Charge: £75 pcm

## VIEWING

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

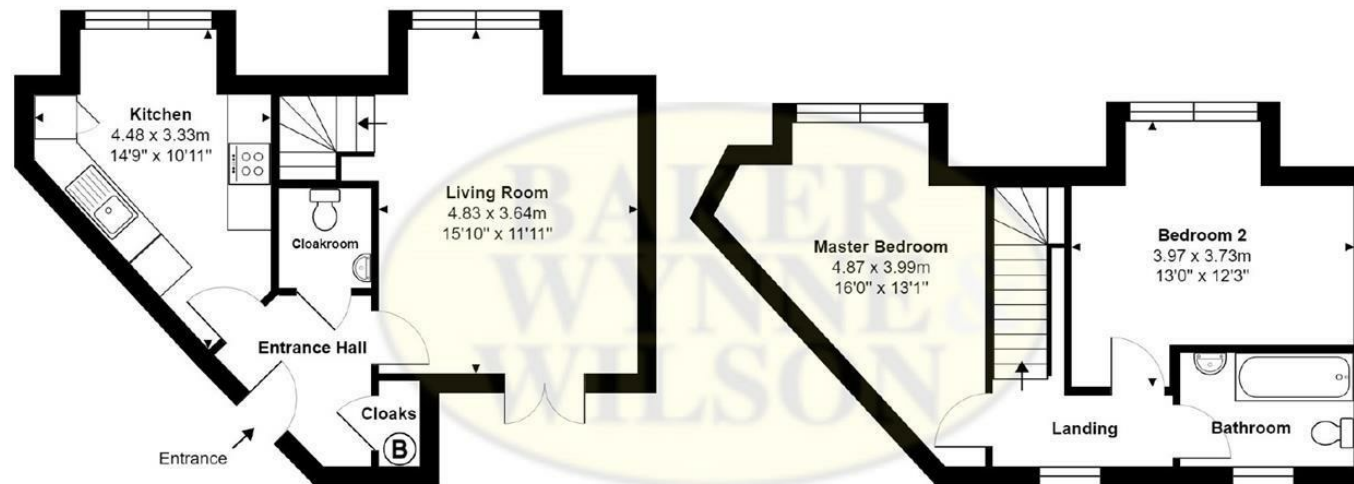








1 ST. ANNES COURT, NANTWICH, CHESHIRE, CW5 5GP



**Ground Floor**  
Area: 35.2 m<sup>2</sup> ... 379 ft<sup>2</sup>

**First Floor**  
Area: 33.4 m<sup>2</sup> ... 359 ft<sup>2</sup>

Approximate Gross Internal Area: 68.6 m<sup>2</sup> ... 738 ft<sup>2</sup>

While 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 Green House EPC Ltd 2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>	78	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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