



55 Beatty Court Holland Walk, Nantwich, CW5 5UW  
Offers Over £120,000

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WELCOME TO THIS WELL-PRESENTED ONE-BEDROOM FLAT FOR OVER-60S. THE PROPERTY HAS RECENTLY BEEN RENOVATED, FEATURING NEW CARPETS, A NEW SHOWER, A NEW COOKER AND COMPLETE REDECORATION THROUGHOUT.

## LOCATION AND AMENITIES

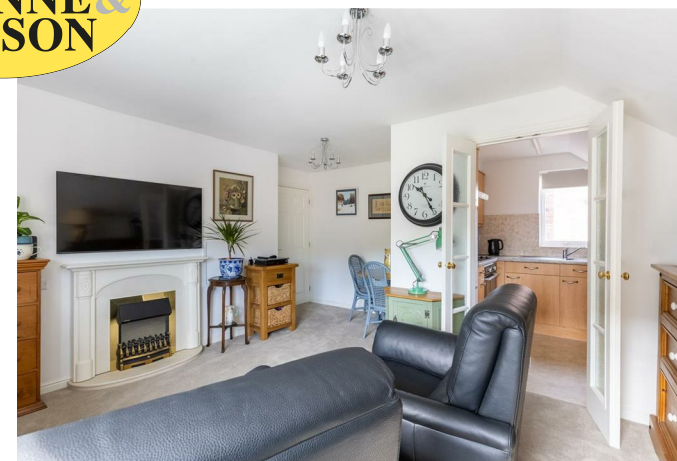
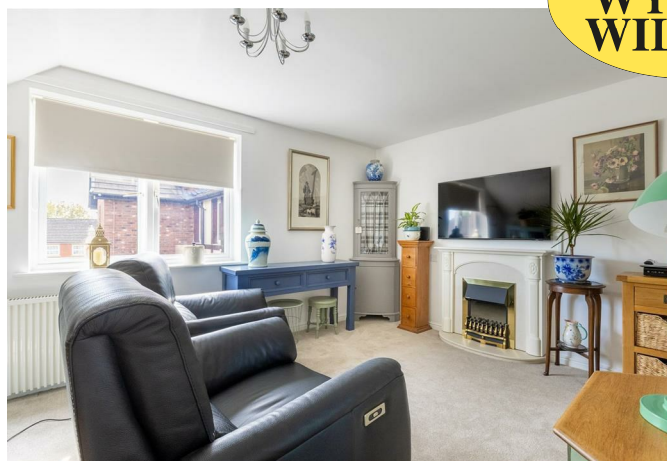
Beatty Court occupies a prominent position in the historic market town of Nantwich with easy access on to Welsh Row. The town, renowned for its history in the salt and tanning industry today, has a wide range of urban facilities including multiple stores and renowned local boutiques which combined with a number of interesting architectural buildings provide a most pleasing living environment.

## SUMMARY

Entrance Hall, Shower Room, Living/Dining Room and Kitchen.

## DESCRIPTION

55 Beatty Court occupies a prime position within the development. The property has been recently re-carpeted and redecorated. Beatty 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 Tunstall emergency response system. A manager is on hand during the day.



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## APARTMENT

Upon entering, you are welcomed by the entrance hall, which includes access to the intercom, a 24-hour Tunstall emergency response system, carpeted flooring, a ceiling light, and an airing cupboard housing a newly installed water heating system and the fuse box.

The living/dining room is bright and spacious, with a double-glazed window to the front fitted with made-to-measure blinds. The room is carpeted and features an electric fire with a wooden surround, Besser electric radiators, a TV point, and two chandelier-style light fittings. Double doors lead into the kitchen.

The kitchen includes a range of wall and base units, a new integrated INDESIT oven, a four-ring electric hob, a single bowl sink, and a freestanding fridge-freezer. The space is finished with a laminated floor, a light strip, and a double-glazed window to the rear, also fitted with made-to-measure blinds.

The large bedroom offers fitted wardrobes, a TV point, a Besser electric radiator, carpeted flooring, and a double-glazed window with made-to-measure blinds.

The shower room has been newly updated and features a new shower, a low-flush W/C, a vanity sink unit, an electric heated towel rail, tiled walls, light fittings, an extractor fan, and laminated flooring.

Residents also benefit from access to a shared laundry room equipped with four washing machines and four dryers—usage of which is included in the service charge. There is a large communal lounge that hosts a range of events throughout the week. Additionally, a guest suite is available for visiting friends or family at a cost of £25 per night.

## CHARGES

- Ground Rent: £425 per year (paid annually)
- Service Charge: £212 per month
- Allocated Parking: Available for £250 per year



## SERVICE CHARGES INCLUDE

- Cleaning of communal windows
- Water rates for both communal areas and individual apartments
- Electricity, heating, lighting, and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to internal and external communal areas
- Contributions to a contingency fund (including internal and external redecoration of communal areas)
- Buildings insurance

## TENURE

LEASEHOLD 109 Years

## COUNCIL TAX

BAND C

## SERVICES

Mains water, electricity and drainage.

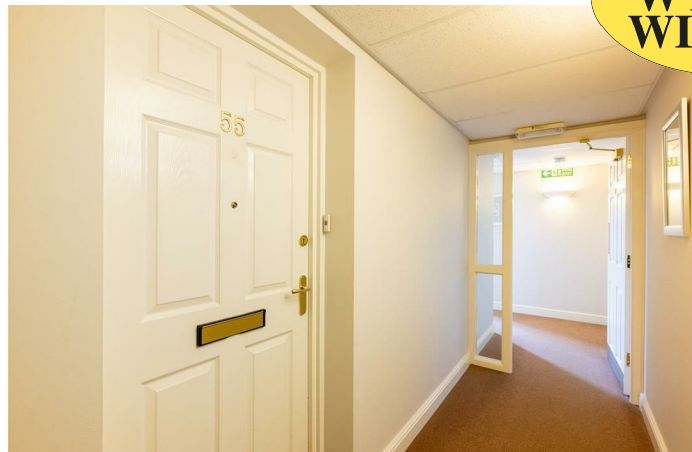
N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

## VIEWING

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

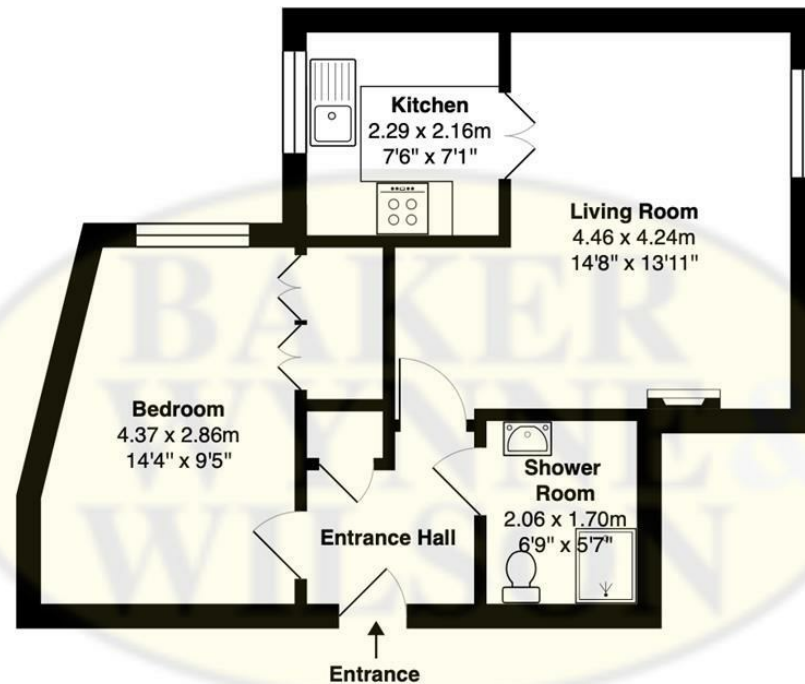






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### 55 BEATTY COURT, HOLLAND WALK, NANTWICH, CHESHIRE, CW5 5UW

Approximate Gross Internal Area: 45.9 m<sup>2</sup> ... 494 ft<sup>2</sup>

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
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](mailto:info@bakerwynneandwilson.com)

