



19 Cromwell Court, Beam Street, Nantwich, CW5 5NZ
Offers Over £110,000

**BAKER
WYNNE &
WILSON**

An exceptionally well-positioned town centre one bedroom ground floor retirement apartment, situated in a most convenient location, near to all the in-house communal areas and facilities.

SUMMARY

Hall. Walk in store. Living/Dining Room with door. Fitted Kitchen with integrated appliances, Bedroom with wardrobes. Shower room. The communal gardens. Residents & visitor parking is available (by request / waiting list etc). Electric central heating. Double glazing.

Total area 42m2 GIA.

Emergency pull cord careline intercom system.

GENERAL REMARKS

Comment provided by

Mark Johnson FRICS. Chartered Valuer and Estate Agent @ Baker Wynne and Wilson

Cromwell Court was constructed by McCarthy & Stone (Developments) Ltd in 1993 and comprises 42 properties arranged over 3 floors each served by lift. The visiting development Manager can be contacted from various points within each property in the case of an emergency. For periods when the visiting development Manager is off duty there is a 24-hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

No 19 occupies a prime position on the ground floor.

BUYERS ARE WAITING TO HEAR ABOUT YOUR HOME

If you like these details why not request an appraisal with a local expert Mark Johnson.

Mark will consider the elements that make your home desirable and maximise its value by accentuating these in your listing.

The sale process begins with a free market appraisal of your property.



**BAKER
WYNNE &
WILSON**



www.bakerwynneandwilson.com

THE CROMWELL COURT DEVELOPMENT

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. This renowned retirement apartment complex is within immediate proximity of essential amenities, including a health centre with numerous Doctor's practices, a Pharmacy, 'M&S' Simply Food store, Fire Station with on-site paramedics, Library, Bus Station, and a thriving Market - twice weekly - together with the Farmers Market in the main town square.

THE TOUR

The ground floor accommodation briefly comprises: -
Total estimated area 42 m2 GIA

ENTRANCE HALL

Ceiling cornices, intercom system, walk in laundry room with hot water cylinder

LIVING ROOM

15' 9" x 10' 3"

Double glazed window and exterior door to communal garden, two double wall lights, storage heater

KITCHEN

7'4" x 7'0"

Stainless steel single drainer sink unit, cupboard under, floor standing cupboard and drawer unit with worktop, wall cupboard, shelving, integrated oven and four burner hob unit with extractor hood above, fully tiled walls

BEDROOM

15'8" into wardrobes x 9'2"

Built in double wardrobe with folding mirror drawers, two double wall lights, cornices, storage heater



**BAKER
WYNNE &
WILSON**

SHOWER ROOM

6'10" x 5'6"

Fully tiled walls, coloured suite comprising panelled bath with triton electric shower over, low level WC, vanity unit with inset hand basin, Dimplex storage heater, mirror fitting, electric chrome radiator/towel rail.

OUT AND ABOUT

Why Nantwich?

Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity and vibrancy. With its thriving community, rich heritage, and unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live. Historic Heartbeat - Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400-year trading legacy. - Cultural Heritage: Dive into local history at Nantwich Museum or explore the Hack Green Secret Nuclear Bunker, a Cold War relic turned visitor attraction. Thriving Lifestyle - Boutique Shopping & Dining: Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't miss the monthly farmers' market for local produce. - Unique Leisure: Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the River Weaver's tranquil paths and the Shropshire Union Canal. - Highly Rated Education: Outstanding schools like Malbank School and Brine Leas Academy cater to families, while Reaseheath College offers vocational excellence. Festivals & Community Spirit - Savor gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually. - Year Round Vibrancy: From Cholmondeley Castle's summer events to festive Christmas markets, there's always something happening

SERVICES

Main water, electricity and drainage – electric heating and hot water.

TENURE

Leasehold with vacant possession upon completion.

Term: 125 years from 1 February 1993

Land Registry title number: CH394359

SERVICE CHARGE AND GROUND RENT

Service charge £286 per month.

Ground rent: £512.74 per annum. Correct as at 20/01/2025

Note: All charges as stated above should be verified by the purchaser's solicitor prior to exchange.

COUNCIL TAX

Band B

VIEWINGS

By appointment with Baker Wynne & Wilson Tel: 01270 625214

CONSTRUCTION

Modern construction techniques - facing brickwork beneath a main roof covering.

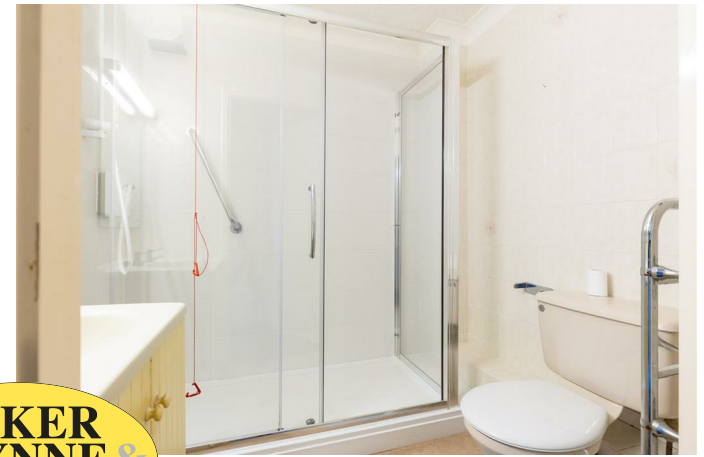
FACILITIES

- 1) Use of laundry room
- 2) Residents Lounge and Laundry
- 3) Garden maintenance
- 4) Window cleaning
- 5) Water charges

Guest bedroom

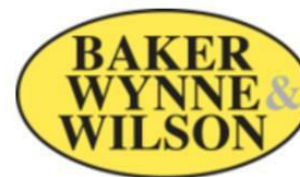
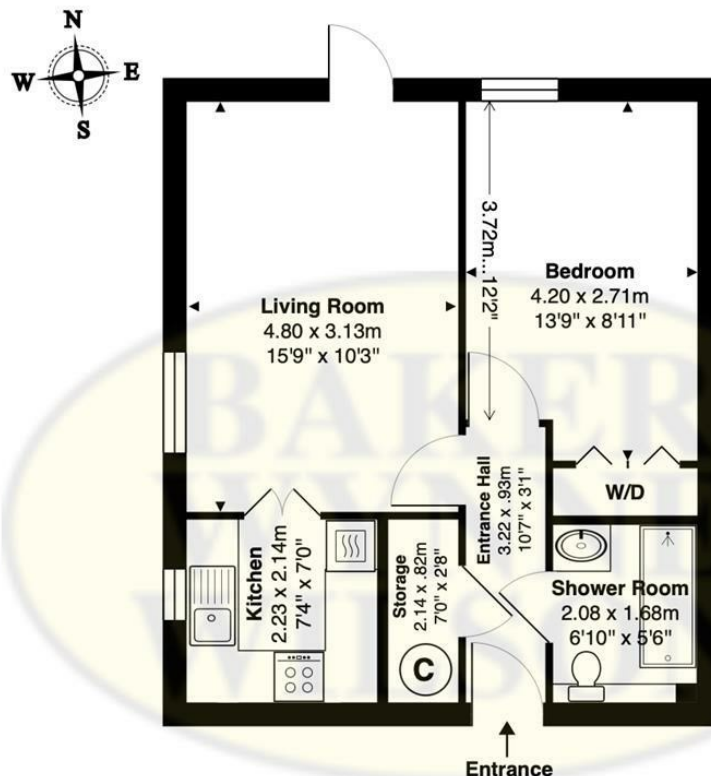
Available at an additional cost, for the use of residents' guests, on request and subject to availability. Residents & visitors parking is available on a 'first come first serve' basis.





**BAKER
WYNNE &
WILSON**






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

Approximate Gross Internal Area: 42.0 m² ... 452 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 2025. Copyright.

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

Interested? Let's Talk 01270 625214
or info@bakerwynneandwilson.com