



37 Delamere Court St. Marys Street, Crewe, Cheshire, CW1 2JP

£95,000



*In association with*



A GENEROUS TWO BEDROOM FIRST FLOOR FLAT WITH ALLOCATED PARKING. JUST A FIVE MINUTE WALK TO CREWE SQUARE.

#### DESCRIPTION

This is a great opportunity to purchase a newly renovated first floor flat within walking distance to the town centre. the property comprises of two spacious bedrooms, a newly renovated bathroom and an open plan kitchen/dining/living room.

#### INSIDE

The entrance opens into a spacious open-plan kitchen and living area, providing an ideal space for modern living and dining. The room benefits from multiple windows allowing plenty of natural light. The kitchen is fitted with a range of units and work surfaces, with space for appliances and ample storage.

There are two generous double bedrooms, each offering space for furniture and storage.

The family bathroom features a panelled bath, separate shower cubicle, wash hand basin, and low flush W/C.

#### OUTSIDE

Delamere Court enjoys a peaceful yet convenient position with easy access to local amenities and transport links. The development provides secure access and communal parking facilities.

#### TENURE

Leasehold 978 Years

Ground rent £150 PA

Service Charge Approx £1,600 PA

#### COUNCIL TAX

Band B

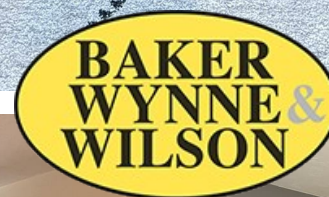
#### SERVICES

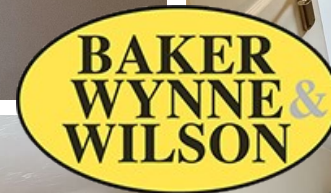
Main water, electricity and drainage – electric heating and hot water.

#### VIEWING

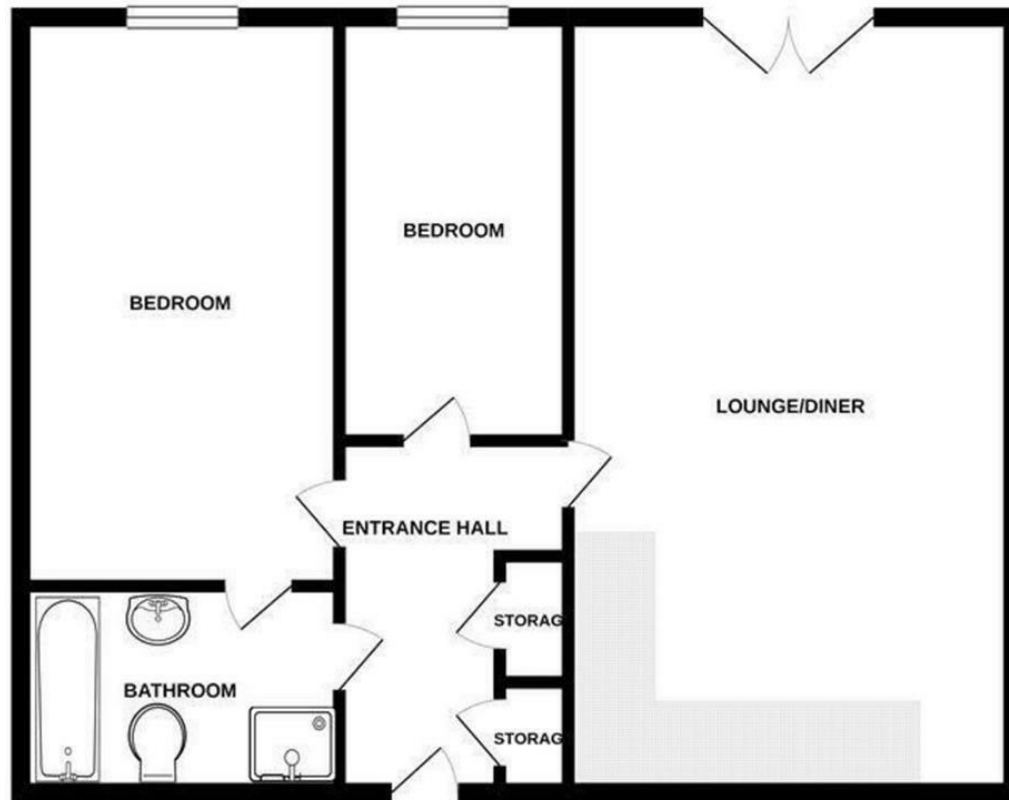
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214





GROUND FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| 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>                            | 83      | 87                      |
| (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

**BAKER  
WYNNE &  
WILSON**

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