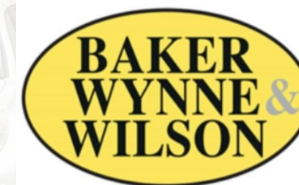


Apartment 8, Fairfax Court Barony Road, Nantwich, CW5 5TQ
Guide Price £105,000



In association with



AN EXCELLENT ONE BEDROOM FIRST FLOOR APARTMENT IN A PURPOSE BUILT BLOCK OF SIMILAR APARTMENTS, WITH SOUTH FACING COMMUNAL GARDENS, DESIGNATED CAR PARKING SPACE, CLOSE TO THE RIVER WEAVER, .75 OF A MILE FROM NANTWICH TOWN CENTRE.

SUMMARY

Communal Entrance, Reception Hall, Utility Store, Living Room, Kitchen, Bedroom, Bathroom, uPVC Double Glazed Windows, Electric Radiators, Designated Car Parking Space, Visitor Car Parking, Lift Access, Communal Gardens.

DESCRIPTION

Fairfax Court is a desirable residential development with South facing communal gardens and close to the River Weaver. There is a lovely riverside walk to Nantwich town centre. The stairs and lift lead from the communal entrance to No. 8, on the first floor. This is an ideal lock up and leave, first time or downsizing opportunity.

LOCATION & AMENITIES

Fairfax Court is located off Barony Road, close to Barony Park, convenient stores and the River Weaver. Nantwich town centre is .75 of a mile and offers a comprehensive range of services with high street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe mainline railway station (4 miles), offers direct access to London Euston in 90 minutes and junction 16 of the M6 motorway is 10 miles. Chester 20 miles. Stoke on Trent 20 miles. Manchester and Liverpool 40 miles.

DIRECTIONS

From Nantwich, proceed along Beam Street, turn left at the traffic lights onto Barony Road, proceed for half a mile and Fairfax Court is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

Robinson Willey electric radiator.

WALK IN UTILITY STORE

5'6" x 3'6"

With cylinder and plumbing for washing machine.





LIVING ROOM

15'2" x 10'3"

Robinson Willey electric radiator, uPVC double glazed French windows to Juliet balcony.

KITCHEN

9'8" x 6'4"

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Electroux oven and four burner hob unit with extractor hood above, integrated refrigerator/freezer, tiled floor, spot light fitting, intercom.

BEDROOM

13'3" x 9'3"

Robinson Willey electric radiator.

BATHROOM

9'4" x 5'6"

White suite comprising panel bath with mixer shower, low flush W/C and pedestal hand basin, tiled floor, shaver point, bathroom cabinet with mirrored door, fully tiled around bath, electric towel rail.

COUNCIL TAX

Band A.

SERVICES

Mains water, electricity and drainage.

N.B. Tests have not been made of electrical, water, 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.

125 Years from 1 January 2007

Ground Rent: £236.38 per annum

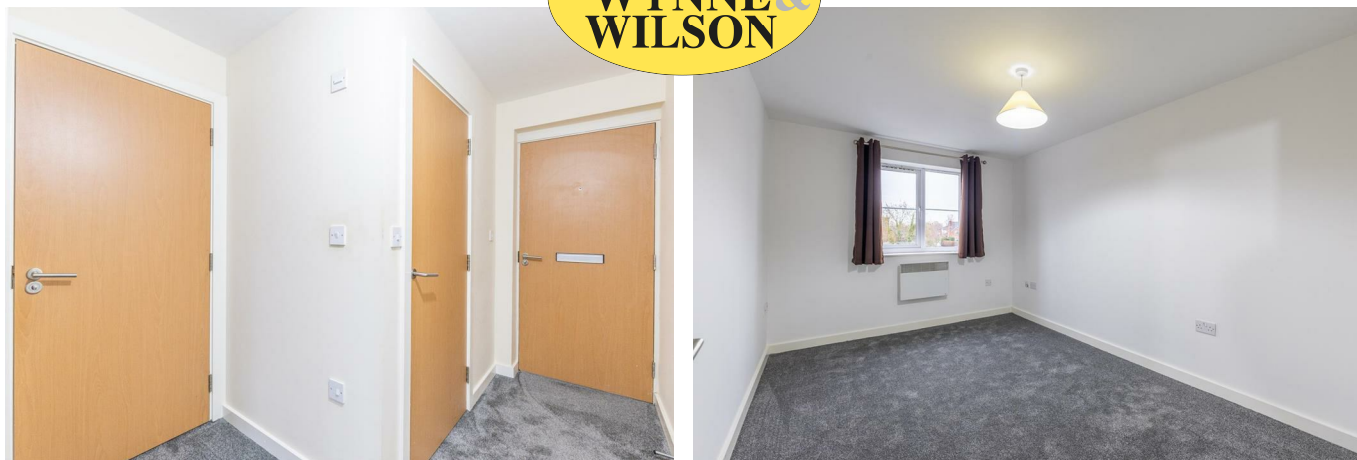
Service Charge - About £1,836 per annum

VIEWINGS

By appointment with BAKER, WYNNE & WILSON
38 Pepper Street, Nantwich. (Tel No: 01270 625214).

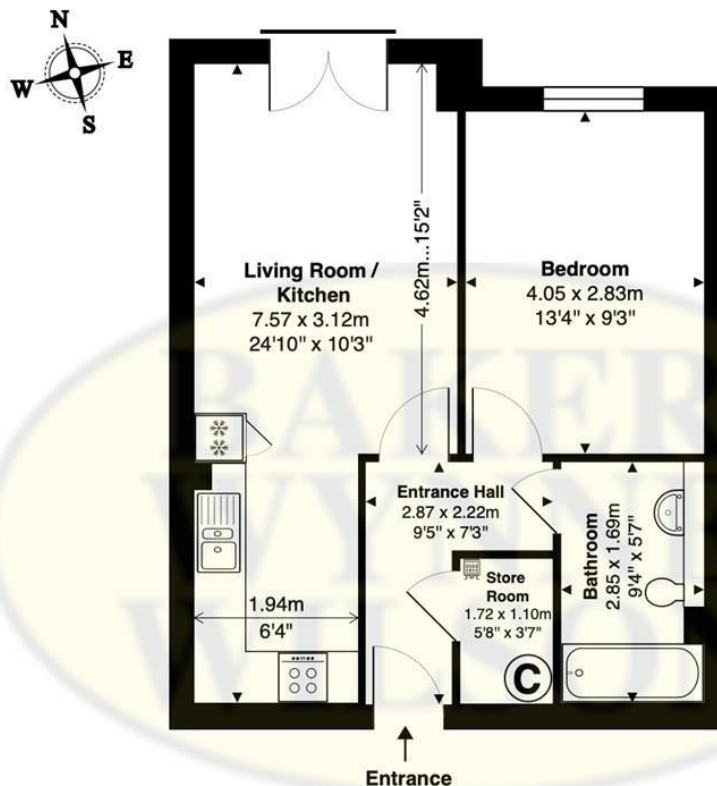


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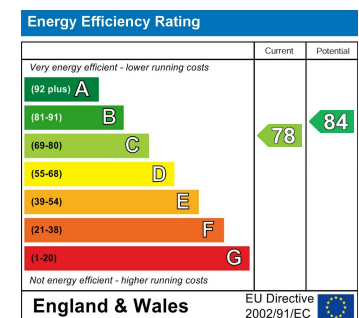
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8 FAIRFAX COURT, BARONY ROAD, NANTWICH, CHESHIRE, CW5 5TQ

Approximate Gross Internal Area: 44.0 m² ... 473 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.
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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.