



APARTMENT 3 SLEEPERS POINT | PILLORY STREET | NANTWICH | CHESHIRE | CW5 5SS | OIRO £179,950



A superb two-bedroom, two-bathroom ground-floor apartment enjoying a highly convenient town-centre setting, complete with its own patio area, allocated parking within a gated development and the significant advantage of NO ONWARD CHAIN.

Offering an appealing combination of space, security and convenience, this well-proportioned apartment is ideally suited to professionals, couples, downsizers or buyers seeking an easily managed home within close reach of town-centre amenities. Its ground-floor position and private outdoor space are particularly attractive, while the gated setting and allocated parking add valuable everyday practicality.

At the heart of the apartment is an impressive open-plan living and dining space, providing excellent proportions for both relaxing and entertaining. French doors and accompanying windows introduce plenty of natural light and open directly onto the property's patio area, creating a pleasant extension of the living accommodation and an ideal spot for morning coffee or alfresco dining. The adjoining kitchen is neatly incorporated into the open-plan arrangement and fitted with an attractive range of wood-effect cabinetry, contrasting work surfaces, tiled splashbacks and integrated cooking appliances. The layout keeps the kitchen connected to the main living area while retaining a clearly defined cooking space. The accommodation continues with two well-proportioned bedrooms and two bathrooms, providing a versatile arrangement particularly well suited to guests, sharers or those wanting a dedicated home office without sacrificing a second bedroom. Externally, the apartment benefits from its own patio seating area, overlooking the established communal landscaping and providing valuable private outdoor space rarely associated with such a convenient central setting. The development itself is pleasantly landscaped, with mature hedging and pathways creating an attractive environment around the building. A further standout feature is the allocated parking space situated within the gated complex, combining convenience with the additional reassurance of controlled access — an especially desirable benefit for a town-centre property. This is an excellent opportunity to acquire a spacious and well-positioned ground-floor apartment that balances contemporary, low-maintenance living with outdoor space, secure parking and exceptional access to the town centre.

NO CHAIN





DIRECTIONS

Proceed from the Agents Nantwich Office into Hospital Street to the 1st mini roundabout. Turn right passing Morrisons Supermarket. At the next roundabout turn left into Pillory Street where the entrance to the apartment building will be observed on the left hand side before the level crossing & railway station.

Upon entering through electrically operated double gates the allocated parking space will be observed to the right, with the apartment French door & patio being accessed just around the corner at the rear.

The main entrance will be observed to the front of the building itself with an intercom system.

The apartment is within easy proximity to essential amenities, including; New health centre with pharmacy, brand new 'M&S' Simply Food store, Fire Station with on site paramedics, Library, Bus Station, Market - with twice weekly markets together with the Farmers Market in the main square to the front of St Mary's Church.

NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





RESIDENTS INTERCOM MAIN ENTRANCE
With secure glazed door and central intercom system.

LIVING DINING ROOM

APARTMENT ACCOMMODATION:-
With approximate dimensions, comprises;

ENTRANCE HALL





FITTED KITCHEN



BATHROOM





BEDROOM TWO



MASTER BEDROOM ONE

ENSUITE SHOWER ROOM





EXTERIOR

The well maintained communal gardens feature lawns and shrubs. There is also a bin store & electrically operated vehicular & pedestrian gates.

Residents parking within the car park.
(Apartment 3 is allocated by a number '3').

EPC RATING: C

COUNCIL TAX BAND: B

SERVICES

All mains water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions).
NOTE: No tests have 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.

SERVICE CHARGES & GROUND RENT

Annual Service charges (Building): **£190 PER MONTH.**
Annual Ground rent (eg garden maintenance, communal area decoration & maintenance etc, external window cleaning) is currently **c.£339 ANNUALLY – PAYABLE IN NOVEMBER**

The service & maintenance charges are reviewed annually.
Managing Agents: Ford's Residential Management

Note: All charges as stated above should be verified by the purchaser's solicitor upon an offer being accepted.
The freehold is owned by 'E & J Estates'.

TENURE

Leasehold with vacant possession upon completion.
(Term 999 years from 23.08.2007).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410
E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.



MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

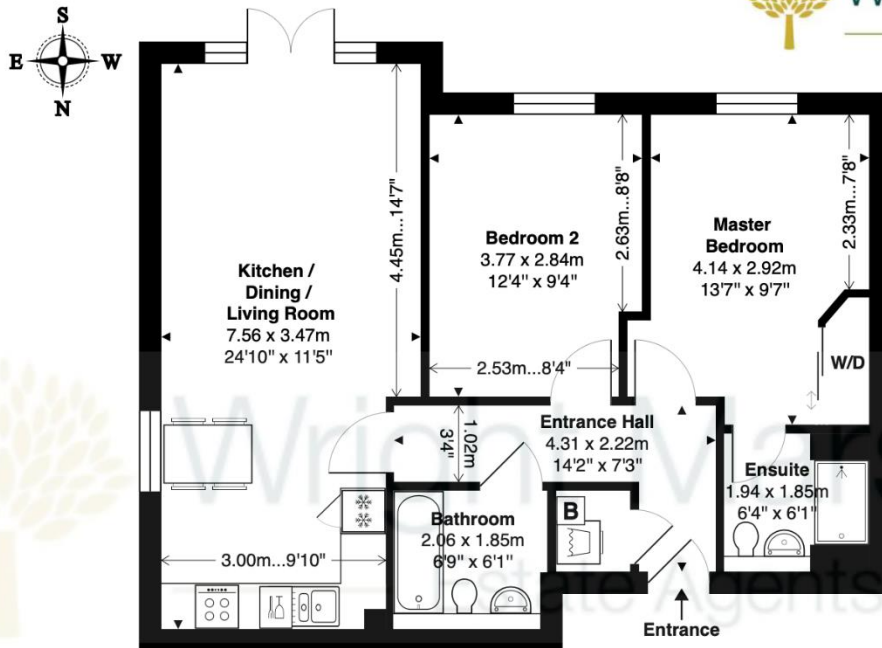
Your home may be repossessed if you do not keep up repayments on your mortgage.







Wright Marshall
Estate Agents



Ground Floor

APARTMENT 3 SLEEPERS POINT, PILLORY STREET, NANTWICH, CHESHIRE, CW5 5SS

Approximate Gross Internal Area: 64.2 m² ... 691 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

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 EPC & Floorplan 2026. Copyright.

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