



FLAT 1 | OLD TANNERY | VOLUNTEER FIELDS | NANTWICH | CHESHIRE | CW5 5RA | £325,000



Exceptional Ground floor Apartment Filled With Character and Exciting Design Features
Including Stunning Exposed Brickwork & Beams

This outstanding, two double bedroom ground floor apartment of immense appeal presents a rare opportunity to acquire a beautifully styled home offering stylish living space, security, the ease of a central locality and enjoying an extremely attractive parkland setting. Finished to an impressive standard throughout, the property combines contemporary design and character with practical living, making it ideal for buyers seeking comfort, convenience and quality.

The sophisticated lifestyle synonymous with easy apartment living is abundant whilst the interior offers light-filled accommodation which briefly comprises; Residents Entrance with Intercom.

Apartment Entrance Hall, Living Room, Kitchen Diner, Bath & Shower Room,
Bedroom One with built in wardrobe space, Bedroom Two.

Externally there is residents parking available for each apartment within the car park. The stunning apartment building features just a handful of exclusive apartments from which they can enjoy immediate access to the adjoining public parkland space.

Combining a prime central location close to all facilities including M&S Simply Food, and boasting outstanding stylish interiors, this is a truly distinctive home that must be viewed to be fully appreciated.

NO CHAIN

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street continuing over the mini roundabout. At the roundabout by 'Churches Mansion' turn left & continue ahead at the next roundabout into Millstone Lane. At the traffic lights turn left into Beam Street. Turn first right into Volunteer Fields where the park will be observed on the right. Just after the park is the gravelled entrance driveway leading to the parking area and building.

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. 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 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

AGENT'S NOTE:-

The exclusive ground floor apartment positioned within a highly sought after brick former Tannery building, converted to a handful of select & highly individual apartments, offers easy maintenance prime town centre living in a most wonderful position overlooking lush public parkland. Situated in the heart of leafy Nantwich being within a short stroll of the towns facilities, the wonderful façade conceals impeccable interiors and parking. Viewing is a must!





THE ACCOMMODATION:-

RESIDENTS ENTRANCE HALL

Entrance door with intercom system. Stunning Oak internal doors, tiled floor & stairs rising to the first and second floor apartments.



APARTMENT ENTRANCE HALL 7'5 x 5'7

Attractive entrance door, wall mounted telephone intercom, built in storage cupboard, recessed spotlights, radiator.





LIVING ROOM 18'9 x 14'2

An outstanding space which could easily be used as a Living Dining Room if required. The stylish conversion has magnificently showcased the beautiful original features including beams, brickwork plus there are glorious low level windows.

Two windows to the front elevation, recess with recessed spot light, recessed ceiling spotlights, vertical contemporary radiator, discreet ambient lighting over door to Bedroom Two.







BREAKFAST KITCHEN 14'8 x 13'7

An outstanding distinctive space featuring a shaped peninsula, work surfaces with inset sink unit & mixer tap. Integrated gas hob with electric oven beneath. Space for fridge freezer. Space & plumbing for washing machine. Recessed ceiling spotlights, exposed beam & brickwork, two windows to rear, wall mounted gas central heating boiler, radiator.

Ample space for dining table & chairs.





BEDROOM ONE 15'4 x 9'7

Well proportioned with two windows, two wardrobe recesses, feature glass divide, exposed beam & brickwork, radiator, recessed ceiling spotlights.





BEDROOM TWO 10'5 x 9'11

Recessed ceiling spotlights, exposed beam & brickwork, radiator, window to rear.





BATH & SHOWER ROOM 9'8 x 8'7

An extremely generous space with panel bath & mixer taps, feature exposed brickwork & window, recessed ceiling spotlights, wall mounted wash hand basin & concealed cistern VVC, large walk in contemporary shower, vertical contemporary radiator, wood effect flooring.





EPC RATING: C

COUNCIL TAX BAND: C

EXTERIOR

The property stands nestled behind a pretty park area within easy walking distance of all the town centre facilities.

For buyers requiring no external maintenance but access to green space, this is the ideal proposition. Parking is also provided within the residents car park accessed over the private gravelled entrance driveway.

Being absolutely perfect for buyers who require security, a sense of community yet the freedom to spend time away without the worry of upkeep etc – this is a golden opportunity.

SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating. 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.

TENURE

Leasehold (share of freehold) with vacant possession upon completion (Subject to Contract). The management company (residents) run the apartment building of which each apartment contributes a nominal fee of approx. £100.

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 & PLAN/S

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.

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.

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ADJOINING LUSH & LEAFY PUBLIC PARKLAND (ABOVE & SIDE)

MARKET APPRAISAL

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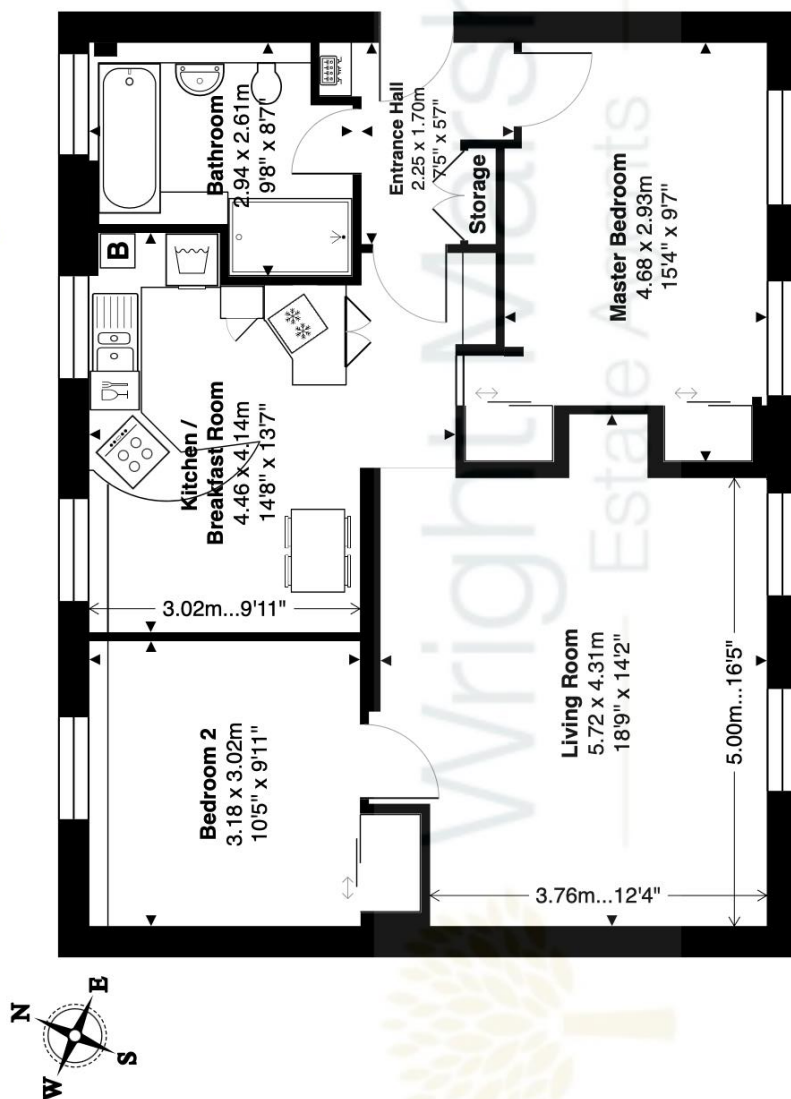
FINANCIAL ADVICE

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.





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Approximate Gross Internal Area: 74.4 m² ... 801 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.
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