



Apt 12, Chatterton House Church Lane, Nantwich – CW5 5RQ

Guide Price **£420,000**



in association with



Apartment 12

Chatterton House Church Lane, Nantwich

A STUNNING, 1,530 SQUARE FEET, SECOND FLOOR PENTHOUSE

APARTMENT IN THE HEART OF NANTWICH

SUMMARY

Communal Entrance, Entrance Hall, Living Room, Dining Room, Kitchen, Master Bedroom with Ensuite, Dressing Room and Bathroom, Two Further Bedrooms, Bathroom, Electric Central Heating, Part Double Glazed Windows, Lift, Two Designated Car Parking Spaces.

DESCRIPTION

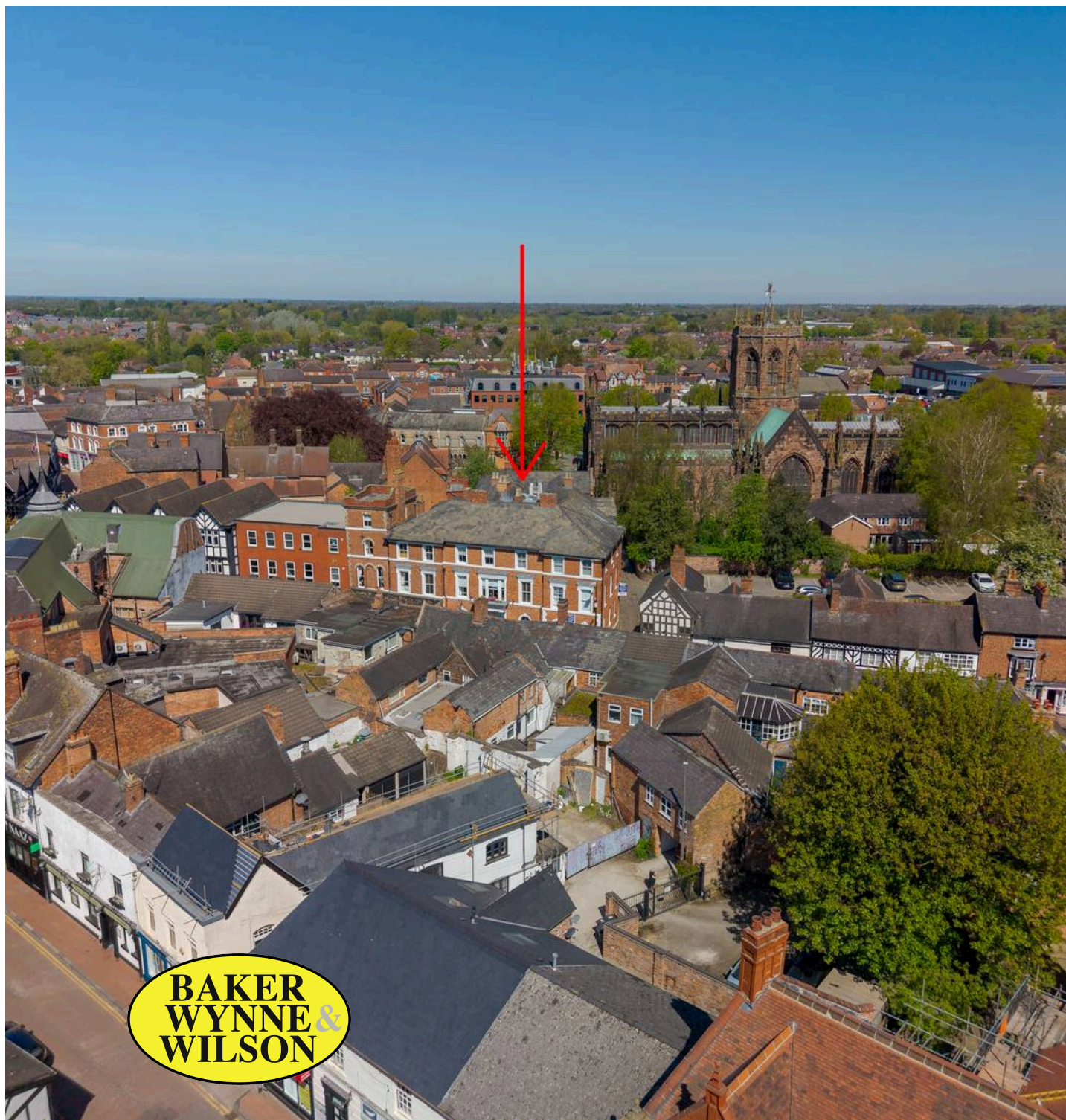
12 Chatterton House comprises the Penthouse Apartment within the highly sought after, landmark property, known as Chatterton House. Chatterton House, formerly The Lamb Hotel, designed by Thomas Bower, dates from 1861 and is listed Grade II. A major rebuilding took place in 2006 and the building comprises 20 apartments and ground floor retailers.

Since their creation, the apartments at Chatterton House have established themselves as the premier example of their type in Nantwich. Number 12, being the Penthouse apartment, features a brilliant South West facing living room, and master bedroom suite, bathroom and dressing room. Indeed, the principle rooms have sash windows allowing a flood of natural light. This particular apartment is one of the few in the development with its own secure, designated car parking in the courtyard (under the archway via electrically operated gates), shaded red on the enclosed plan.

Combine the unique features of this apartment together with its first class location in the heart of town and you will quickly see why this is a rare buying opportunity.

LOCATION & AMENITIES

Nantwich is a charming and historic market town in South



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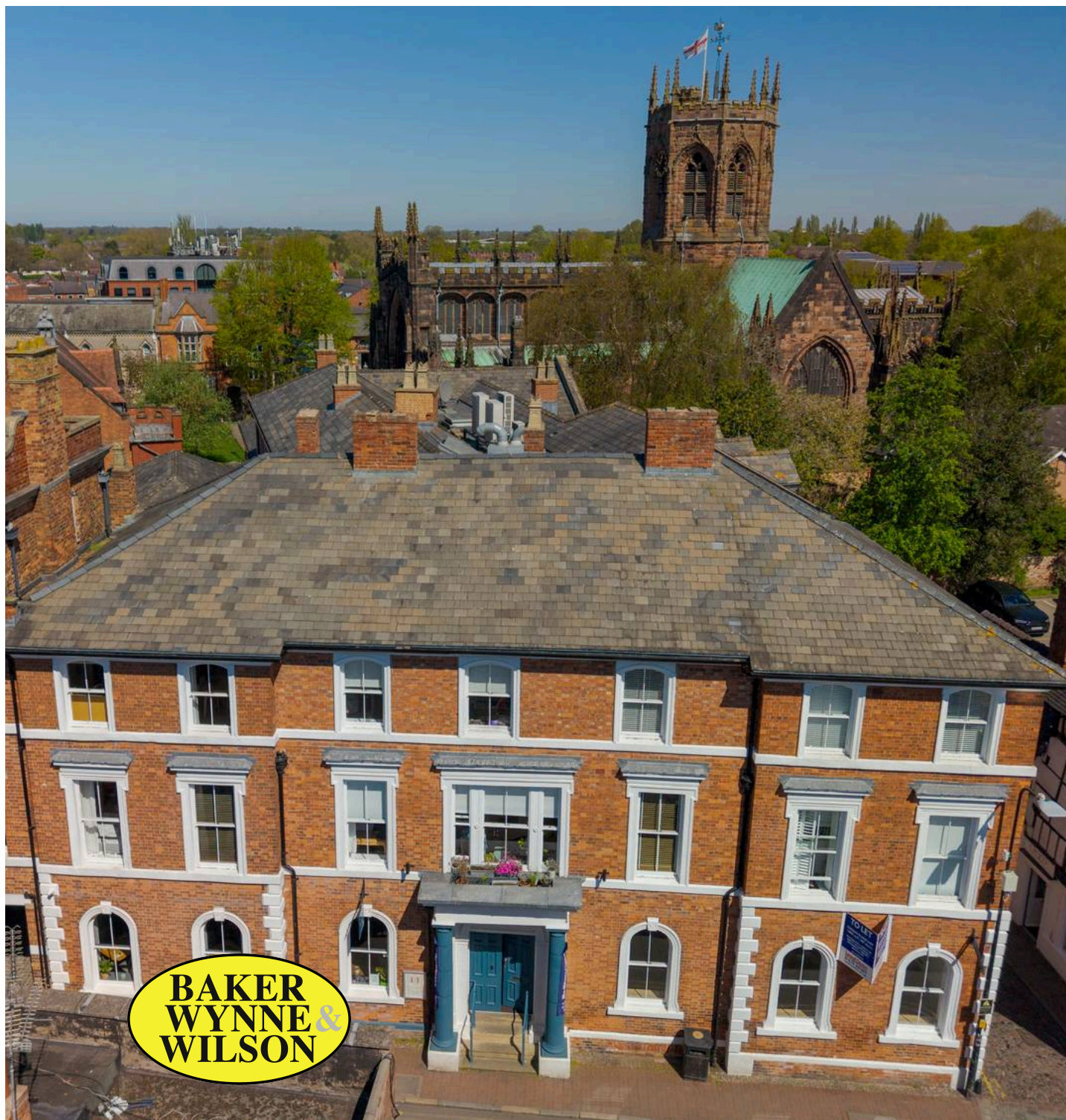
LOCATION & AMENITIES

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior, and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts several festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival, and the Food Festival.

APPROXIMATE DISTANCES

Crewe Intercity Rail Network, (London Euston 90 minutes, Manchester 40 minutes) 4 miles, the M6 motorway (junction 16) 10 miles, Chester 20 miles, Stoke on Trent 20 miles, Manchester Airport is about a 45 minute drive.

DIRECTIONS - CW5 5RQ



COMMUNAL HALL WAY

Tiled floor, lift and staircase to all floors, service and storage cupboards.

ENTRANCE HALL

27' 8" x 7' 8" (8.43m x 2.34m)

Wood laminate floor, ceiling cornices, access to loft, double doors to living room and dining room.

LIVING ROOM

18' 8" x 14' 4" (5.69m x 4.37m)

Two sash windows, three up lights, ceiling cornices.

DINING ROOM

16' 1" x 8' 9" (4.90m x 2.67m)

Sash window, ceiling cornices, two wall lights, pocket door to kitchen.

KITCHEN

16' 1" x 9' 4" (4.90m x 2.85m)

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wine rack, wall cupboards, Bosch integrated oven and microwave, four burner ceramic hob unit with extractor hood above, integrated dishwasher, refrigerator and freezer.

BEDROOM NO. 3

11' 2" x 10' 11" (3.40m x 3.33m)

Double glazed sash window.

BEDROOM NO. 2

10' 11" x 10' 3" (3.33m x 3.12m)

Double glazed sash window.

BATHROOM

10' 9" x 9' 1" (3.28m x 2.77m)

White suite comprising panel bath, pedestal hand basin and low flush W/C, tiled shower cubicle with shower, shaver point, cylinder cupboard with center store, unvented cylinder, heat Heatrae Sadia, electric boiler.

MASTER BEDROOM

19' 11" x 14' 1" (6.07m x 4.29m)

Two sash windows (one double glazed), ceiling cornices, four wall lights leads to Ensuite Bathroom and Dressing Room.



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STAIRCASE LEADS TO :**BATHROOM & DRESSING ROOM**

19' 4" x 13' 10" (5.89m x 4.22m)

White suite comprising panel bath with mixer shower, low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with shower, shaver point, mirror fitting, walk-in wardrobe with inset lighting, two sash windows (one double glazed).

OUTSIDE

Access to the courtyard from Hospital Street via electrically operated gates. Two designated car parking spaces in the courtyard.

TENURE

Leasehold 999 years from 2019 Ground Rent: £550 per annum
Annual Service Charge: £4,887 per annum

COUNCIL TAX

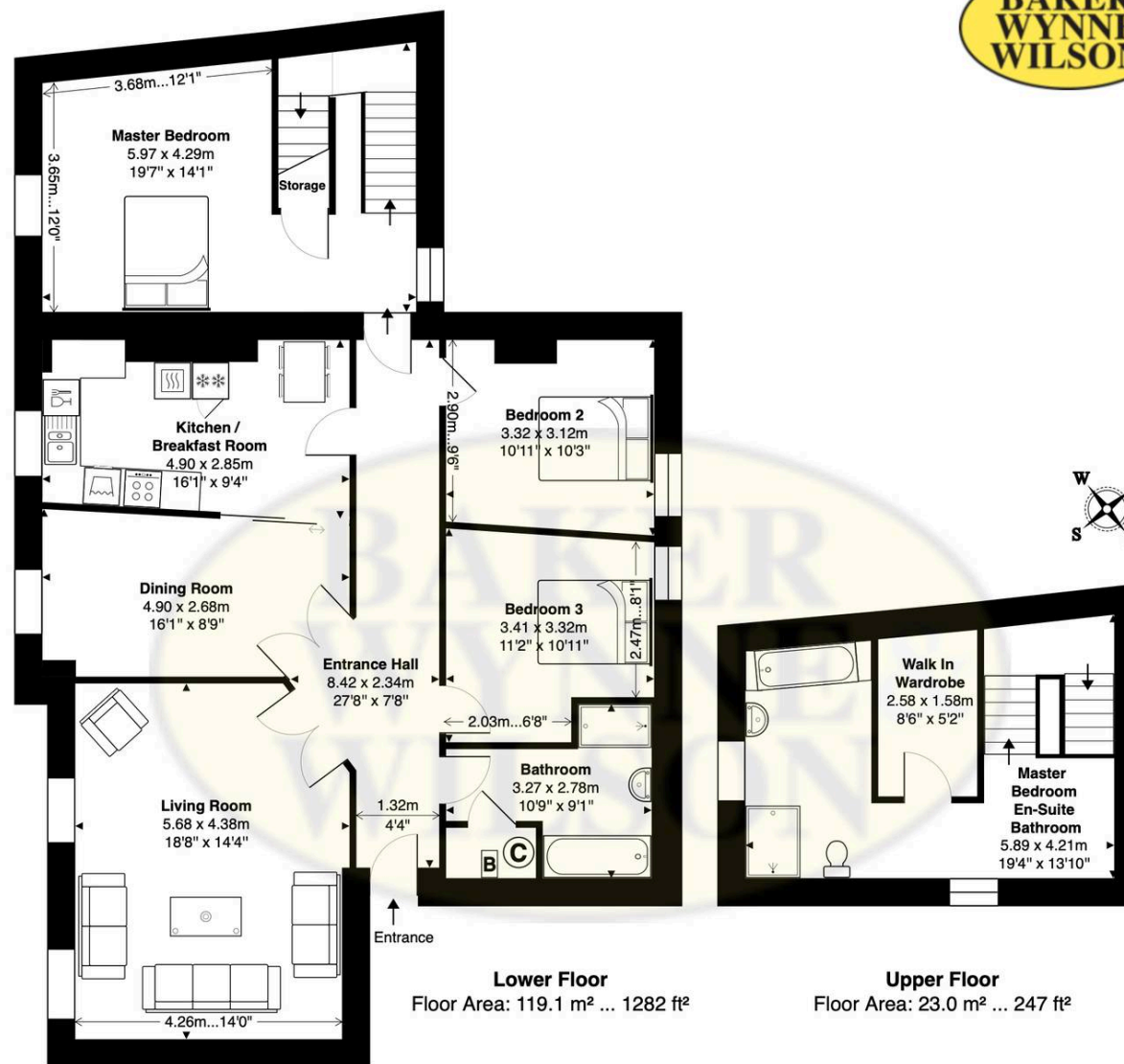
Band F.

VIEWINGS

The property is currently let to Bentley Motors until 1st October 2026 through Wright Lettings & Management, Nantwich.

Viewings: by Appointment with Baker, Wynne & Wilson. NB: The owner has a connection with Baker, Wynne & Wilson.





APARTMENT 12 CHATTERTON HOUSE, CHURCH LANE, NANTWICH, CHESHIRE, CW5 5RQ

Approximate Gross Internal Area: 142.1 m² ... 1530 ft²

While 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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