



Flat 4I, Beatty Court Holland Walk, Nantwich, CW5 5UW

£105,000

- First Floor One-Bed Apartment Built By Respected Builders McCarthy & Stone
- Modern Bathroom
- Includes An On-Site Laundry Room & Guest Facilities
- Offered For Sale With No Upward Chain
- Double Bedroom With Fitted Wardrobes
- Communal Lounge & Gardens For Residents
- Allocated Parking For One Vehicle Subject To Availability
- Spacious Lounge/Diner
- 24-Hour Emergency Response System
- Pets Are Accepted Subject To Application

Beatty Court Holland Walk, Nantwich CW5 5UW

This first floor apartment built by respected builders McCarthy and Stone offers assisted and independent living for the over 60's. This modern built retirement complex is well placed for the local amenities of Nantwich town centre plus as other local attractions such as Bridgemere garden centre.

This one-bedroom apartment is accessible via a lift and offers accommodation including a spacious hallway, modern bathroom, double bedroom with fitted wardrobe and a spacious lounge diner.



Council Tax Band: C



Entrance Hall

Having main fitted smoke alarm, front entrance door with internal lock & intercom system. Storage cupboard with shelving also housing electricity metres.

Lounge

14'9" reducing 7'4" x 17'7"

Having a UPVC double glazed window to the rear aspect overlooking the communal gardens and car park. Electric storage heater, feature electric fireplace. Double opening doors through to the kitchen.

Kitchen

5'8" x 7'4"

Having a range of wall mounted cupboard and base units with fitted worksurface over incorporating a single drainer stainless steel unit with mixer tap over. Electric combination oven & grill, separate ceramic hob with extractor fan over. Integral fridge and separate freezer. DimPlex wall mounted electric heater, UPVC double glazed window to the rear aspect.

Bedroom

13'10" x 8'7"

Having a UPVC double glazed window to the rear aspect, electric storage unit. Built-in wardrobe with bifolding mirrored doors hanging rail and shelving.

Bathroom

8'9" reducing to 5'4". x 7'3"

Having a white suite comprising of panelled bath with over bath shower and

fixed glazed shower screen, grab rail, low-level WC, wash hand basin set in vanity storage unit. Dimplex wall mounted electric heater, extractor fan, fully tiled walls, electric shaver light, fixed mirror. Airing cupboard housing hot water and central heating system.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

There is also access and use of the communal gardens for residents which are well maintained and include a covered outdoor patio and seating area.

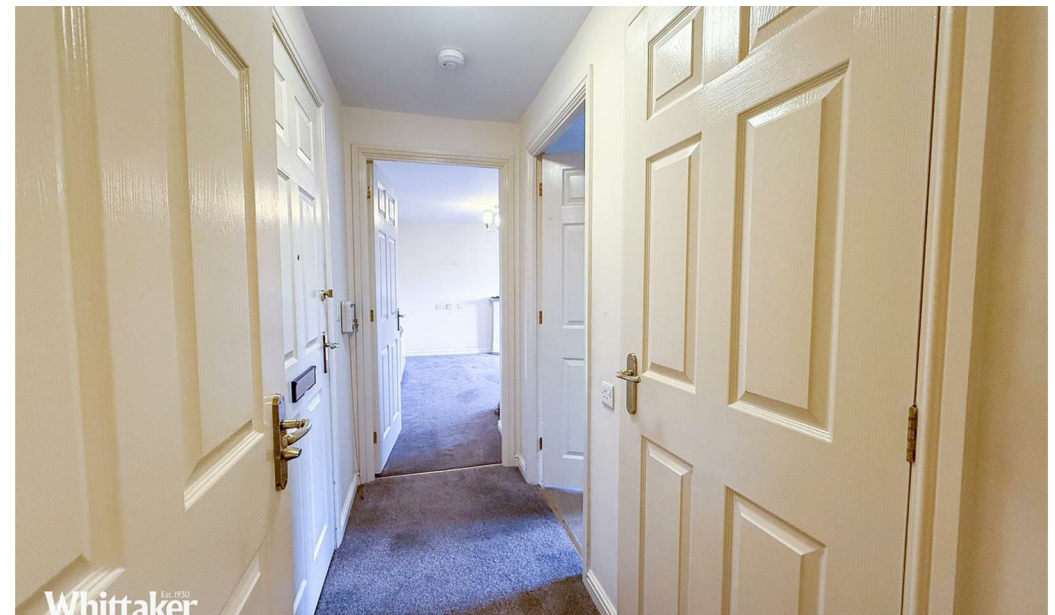
Entry is via an intercom system for security and peace of mind where callers can be viewed via a standard T.V screen. There is also a 24-hour emergency response system within the property.

The well-kept communal areas include a residential lounge, for those who like to socialise, with regular residential activities arranged for those wishing to participate. Other benefits include an on-site laundry room and guest facilities.

here is allocated parking available for one vehicle subject to availability and an annual fee of £250.00 per annum. Pets are accepted subject to application.

Offered for sale with no upward chain.

Nantwich is a charming and historic market town generally renowned for its beautiful Grade I and Grade II listed architecture. The town offers a good selection of independent shops, boutiques, eateries, restaurants, and bars but also provides more extensive facilities including supermarkets, a leisure centre and outdoor brine pool.





Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 