Wright Marshall
Estate Agents



APARTMENT 31 CROMWELL COURT | BEAM STREET | NANTWICH | CHESHIRE | CW5 5NZ | OIRO £125,000







A superb comfortable retirement apartment close to excellent town facilities.

An extremely well appointed one bedroom first floor retirement apartment for the over 60's located in the heart of the town centre close to amenities & standing in wonderfully manicured residents gardens.

Briefly comprising: Hall with two built in cupboards, spacious Living Room with view towards the church, modern fitted Kitchen,
Bedroom One with built in mirror fronted wardrobe,
Shower Room with high specification WC.

The retirement building also offers a delightful well decorated residents Lounge together with a residents Laundry Room and Guest suite for residents visitors to rent.

Residents car park (spaces upon request through the managing company) & visitor spaces.
UPVC D.G. & upgraded electric heating (with digital thermostat).

NO CHAIN





DIRECTIONS

Proceed from the Agents Nantwich Office into Hospital Street to the 2nd roundabout. Turn left into Millstone Lane & left again at the traffic lights into Beam Street, taking the left turn just before the new 'M&S' Simply Food store.
The main entrance will be observed to the front of the building itself where the residents car park & visitors spaces will be found.
The apartment is accessed through the main lobby & lounge area, via stairs or lift to the first floor.

The retirement apartment complex 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.



CROMWELL COURT

Cromwell Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 42 properties arranged over 3 floors each served by lift.
The Visiting House Manager can be contacted from various points within each property in the case of an emergency.
For periods when the Visiting House Manager is off duty there is a 24 hour emergency Appello response system.
It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.





RESIDENTS INTERCOM MAIN ENTRANCE

With secure glazed doors and central intercom system.

RESIDENTS LOUNGE (SEE ABOVE)

THE ACCOMMODATION:-

With approximate dimensions, comprises;

APARTMENT ENTRANCE HALL 7'10 x 6'10

Built in storage cupboard: 6'2 x 2'10







LIVING DINING ROOM 19'0 x 10'9



FITTED KITCHEN 8'4 x 7'9







SHOWER ROOM 6'9 x 5'6



BEDROOM 15'9 x 9'2





AGENTS NOTE:-
If a non-resident wishes to stay overnight(s) there is a useful 'guest bedroom suite' available for hire from the building manager for a small charge. This has twin beds and tea/coffee making facilities. Residents visitors can be accommodated on a first booked, first served basis.

EXTERIOR
The immaculate lawned gardens offer a delightful place to relax in and are bordered by deep stocked flower beds, specimen shrubs, plants and trees. Residents parking within the car park in front of the building – spaces available upon request direct to the managing agent.

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). Electric central heating (upgraded from the standard system originally installed). 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), which also includes Water & Sewerage for 31 Cromwell Court, is currently £3,437.26 billed in two half yearly invoices (i.e. 50% each invoice).
Annual Ground rent (Gardens) is currently c.£512.74 p.a. which is billed in two half yearly invoices (i.e. 50% each invoice).
The service & maintenance charges are reviewed on 1st September each year. Managing Agents: First Port.
Note: All charges as stated above should be verified by the purchaser's solicitor upon an offer being accepted.
The freehold is owned by 'Proxima GR Properties LTD managed through E&M Ltd).

TENURE
Leasehold with vacant possession upon completion.
(Term 125 years from 01.02.1993).

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.






CROMWELL COURT
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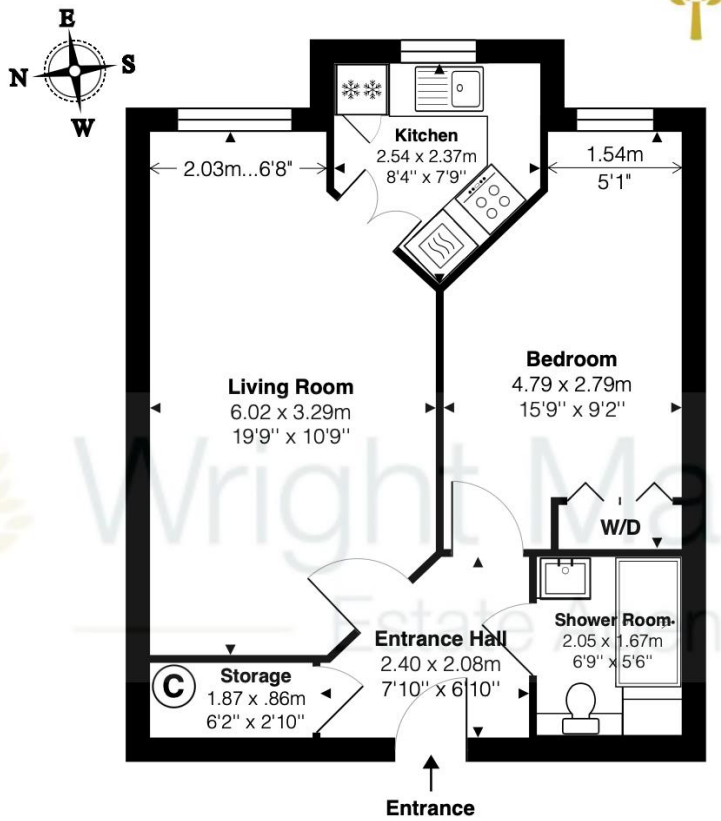

APARTMENT 31 CROMWELL COURT, BEAM STREET, NANTWICH, CHESHIRE, CW5 5NZ

Approximate Gross Internal Area: 44.5 m² ... 479 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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