



APARTMENT 41 CROMWELL COURT | BEAM STREET | NANTWICH | CHESHIRE | CW5 5NZ | OFFERS OVER £95,000



A delightful one-bedroom second-floor retirement apartment, forming part of one of the town's most sought-after purpose-built retirement developments and offered for sale with **NO ONWARD CHAIN.**

Designed to provide comfortable, secure and low-maintenance living, this well-presented apartment enjoys a pleasant position within an established development surrounded by attractive communal gardens. The accommodation includes a bright and welcoming living room, offering an inviting space in which to relax and entertain, together with a fitted kitchen providing a practical range of storage and work surfaces. The generously proportioned bedroom benefits from a built-in wardrobe, while the accommodation is completed by a well-appointed bathroom. A particular attraction of the property is the excellent range of residents' facilities available within the development. These include a communal residents' lounge providing a sociable space to meet friends and neighbours, a laundry facility and a guest suite available to rent, ideal for visiting family and friends. Outside, residents can enjoy beautifully maintained communal gardens, with established trees, lawns, planting and seating areas creating an attractive and peaceful setting. Residents' parking is also available within the development. Combining an enviable location with comfortable accommodation and excellent communal facilities, this appealing retirement apartment represents a superb opportunity for those seeking an easier, more manageable lifestyle within a highly regarded development. Superb retirement apartment close to excellent town facilities.





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. (A lift & stairs provide access to both the upper floors).

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)

APARTMENT ACCOMMODATION:-
With approximate dimensions, comprises;

ENTRANCE HALL





LIVING DINING ROOM





FITTED KITCHEN

BATHROOM





BEDROOM

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), which also includes Water & Sewerage for 14 Cromwell Court, is currently:-

£3,618.72 per annum (billed in two half yearly invoices).

Annual Ground rent (eg garden maintenance, communal area decoration & maintenance etc, external window cleaning) is currently c.£512.74 per annum (again billed in two half yearly invoices – 1st March & 1st September).

The service & maintenance charges are reviewed on 1st September each year. Managing Agents: First Port Estates & 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 'Proxima GR Properties LTD managed through E&M Ltd).



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.

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.

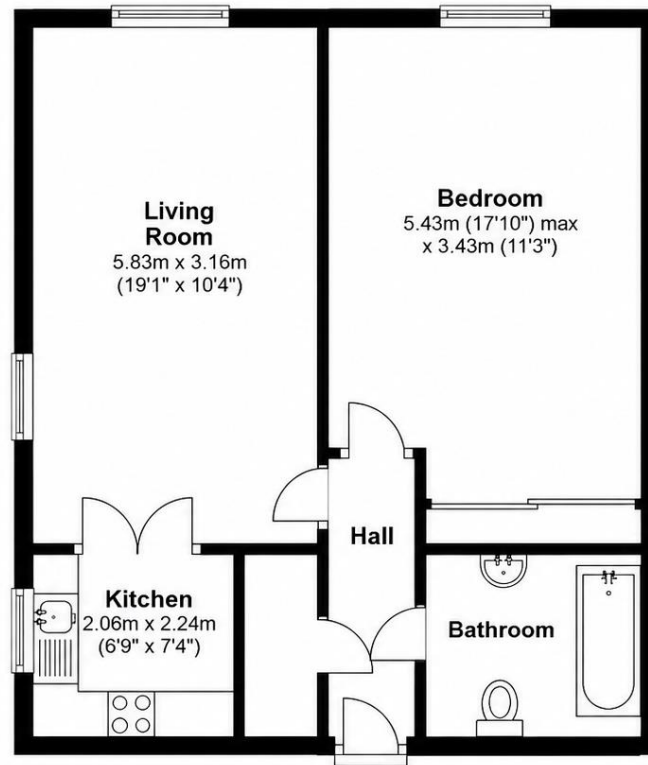
Your home may be repossessed if you do not keep up repayments on your mortgage.





Floor Plan

Approx. 53.4 sq. metres (574.6 sq. feet)



Total area: approx. 53.4 sq. metres (574.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

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