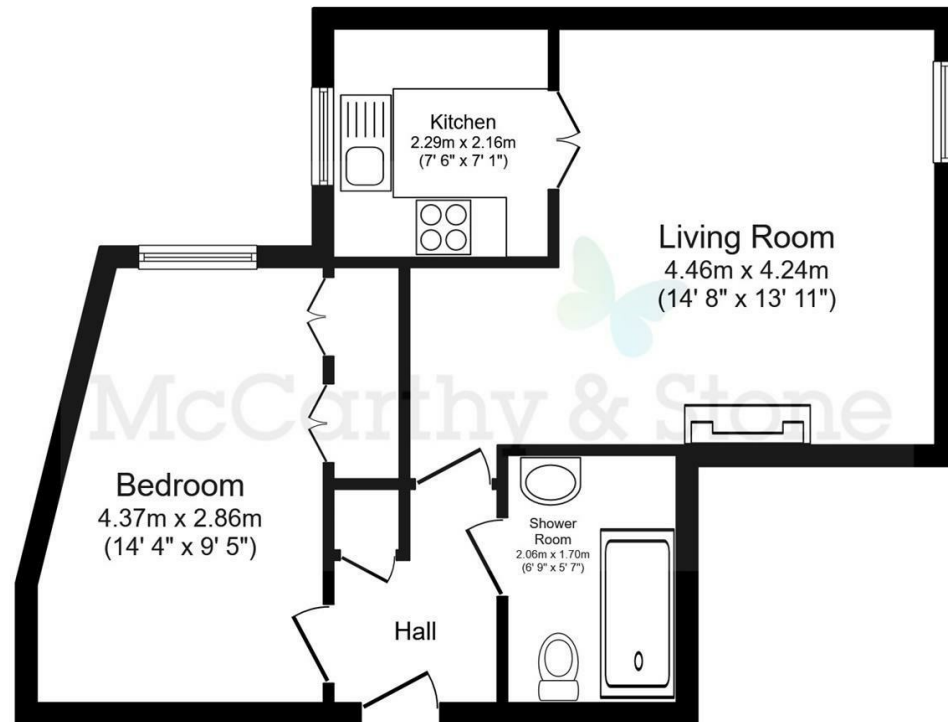


55 Beatty Court

Holland Walk, Nantwich, CW5 5UW



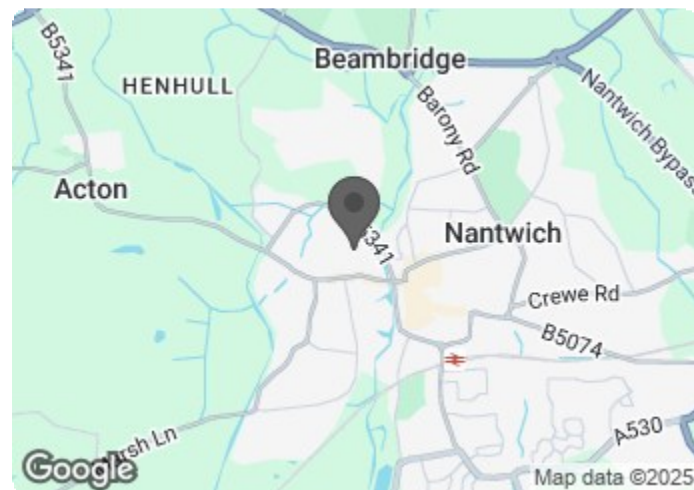
Total floor area 45.9 sq.m. (494 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Asking price £130,000 Leasehold

A one bedroom retirement apartment situated on the second floor of our very popular development Beatty Court. This property has been newly decorated throughout to include new carpets, blinds and LED lights in the hallway and shower room. All radiators have been upgraded along with the water heater with a newly fitted timer.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Beatty Court, Holland Walk, Nantwich

1 bed | £130,000

Beatty Court

Beatty Court was built by McCarthy & Stone and been designed and constructed for modern retirement living. The development consists of 63 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to availability and additional fee)).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hall

Front door with spy hole leads to a welcoming entrance hall where the apartment's security door entry system and the 24-hour Tunstall emergency response system are located and a mains wired smoke detector. The hallway benefits from a newly fitted carpet and LED lights. There is a door off to storage cupboard/airing cupboard which houses the hot water tank which has been newly upgraded along with the radiators and fitted

with a new timer. Further doors lead to the lounge, bedroom and shower room.

Living Room

Good size square lounge benefiting from a feature fireplace with inset electric fire creating a good focal point for the room. TV and telephone points, Sky/Sky+ connection point. Ceiling light, raised electric power sockets. Partially glazed double doors lead onto a separate kitchen. The lounge has been newly decorated to include carpets and blinds.

Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer sits below a double glazed window. A new under counter low level built in oven has recently been installed and there is also a ceramic hob with cooker hood. The kitchen benefits from a fridge freezer offering ample storage space.

Bedroom

Double bedroom with a fitted mirror fronted sliding wardrobe. Ceiling lights, TV and phone point. The bedroom has recently been decorated to include carpets and blinds.

Shower Room

Fully tiled and fitted with suite comprising of shower cubicle with sliding glass door and fitted with grab rails for safety. Low level WC, vanity unit with sink and mirrored medicine cabinet above. There is a heated towel rail, shaver point, fan heater and tiled flooring.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal

areas

- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2539.64 per annum (for financial year ending 28/02/2026)

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Lease: 125 years from 1st June 2009

Ground rent: £425 per annum

Ground rent review: 1st June 2024

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Council Tax Band C

