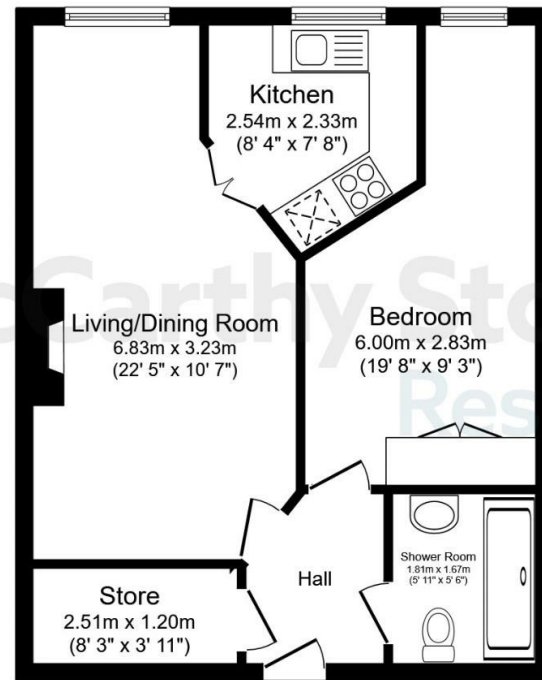


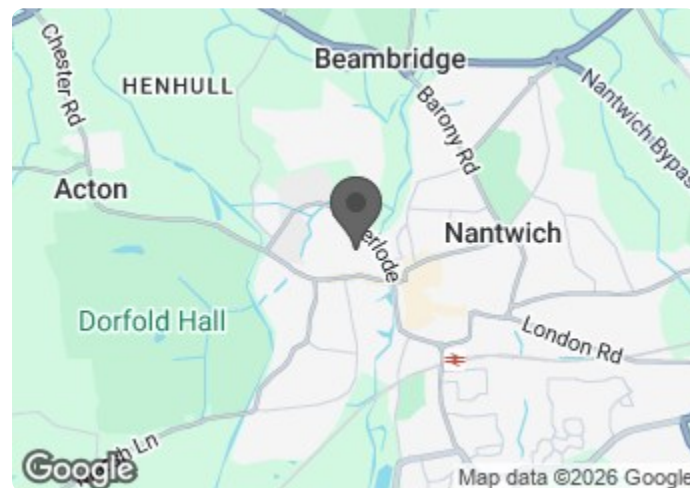
## 24 Beatty Court

Holland Walk, Nantwich, CW5 5UW



Total floor area 50.5 sq.m. (543 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		84	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Asking price £135,000 Leasehold**

AN OPPORTUNITY TO PURCHASE THIS VERY WELL PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT IN OUR MUCH SOUGHT AFTER BEATTY COURT.

The communal facilities within this over 60's development include a Homeowners Lounge where SOCIAL EVENTS take place and a GUEST SUITE for family and friends.

**Call us on 0345 556 4104 to find out more.**

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# Beatty Court, Holland Walk, Nantwich

## 1 Bed | £135,000

### Summary

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 (usually for a fee of £25 per night - subject to availability).

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. There is a door off to a good sized storage cupboard/airing cupboard which houses the hot water tank. Further doors lead to the lounge, bedroom and bathroom.

### Living Room

A bright spacious lounge with ample space for a small dining table and chairs, with a modern fire surround and living flame style electric fire adds a superb focal point to any room, TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

### Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a grey marble effect work surface. UPVC double glazed window overlooking communal gardens. Black granite effect sink with chrome effect mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and free standing fridge freezer, there is also plumbing for a washing machine (included). Also complete with a plumbed surface mounted dishwasher.

### Bedroom

Spacious double bedroom with a fitted double wardrobe. Ceiling lights, TV and phone point.

### Shower Room

Fully tiled and fitted with a step in shower cubicle with over head shower fitting and grab rail for safety. Low level WC, vanity unit with sink and mirror above. Heated towel rail, mirror with light and shaver point over, 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.

Annual Service charge: £2,866.44 for the financial year ending 28/02/2027.

### 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

### Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Fibre to the Cabinet & Copper Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

