

McCARTHY STONE
RESALES

34 BEATTY COURT

HOLLAND WALK, NANTWICH, CW5 5UW



Total floor area 69.6 sq.m. (750 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: D



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



A beautifully presented TWO BEDROOM retirement apartment situated on the GROUND FLOOR in our sought after BEATTY COURT DEVELOPMENT.
The property is immaculate and ready to move in to.
~ Part of our Retirement Living Range of properties ~

PRICE REDUCTION

ASKING PRICE £175,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
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BEATTY COURT, HOLLAND WALK,

2 BEDROOMS £175,000

BEATTY COURT

Beatty Court was built by McCarthy & Stone has 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.

LOCAL AREA

The development is just 400 yards from Red Lion Lane and the main shopping area of the historic market town of Nantwich. The towns wide range of shops and modern amenities is contrasted by a large number of original Elizabethan buildings. The development is also well placed for public transport with bus stops on Welsh Row and the train station on Wellington Road providing access to towns such as Crew, Shrewsbury, and Whitchurch.



ENTRANCE HALL

Front door with spy hole leads to an imposing hallway the door entry and 24-hour emergency response system is located here along with a mains wired smoke detector. From the hallway there is a door to a walk-in storage cupboard/airing cupboard which house the hot water system. Further doors lead to the lounge, both bedrooms and the bathroom.

LOUNGE

Very spacious dual aspect south facing lounge with ample space for dining and the benefit of french doors to a sit out patio area. Feature fireplace with inset electric fire creating a great focal point for the room. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

KITCHEN

Fully tiled and fitted kitchen with a range of modern high gloss low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer sits beneath a double glazed window. Built in waist high oven, hob, cooker hood and integral fridge and freezer. There is also a freestanding washing machine.

BEDROOM ONE

Double bedroom with mirrored built in wardrobes to one side and added bespoke fitted wardrobes to the other providing great storage facility. TV and telephone points, ceiling light, raised electric power sockets.

BEDROOM TWO

Double bedroom with ceiling light, raised power sockets currently used a second lounge/ snug.

BATHROOM

Fully tiled luxury bathroom, fitted with suite comprising



with a low level bath, separate shower unit, low level WC, vanity unit with sink and mirror above. carpet 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 please contact your Property Consultant or House Manager.

Service charge: £3,291.00 per annum (up to financial year end 31/03/2023)

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

Term of lease 125 years from 1st of June 2009
Ground rent of £425 per annum
Reviewed: 1st June 2024

