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2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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NO CHAIN

An outstanding remodelled luxurious one spacious bedroom second floor apartment with Juliet balcony & spacious open plan living. Boasting a refurbished contemporary fitted kitchen & modern shower room together with neutrally decorated interiors and new carpets recently fitted.

The spacious well appointed retirement apartment provides excellent accommodation for the over 60's featuring a 24 Hour emergency system, residents lounge, laundry room and guest suite for rental.

Impeccable landscaped & well manicured residents gardens and parking. UPVC double glazing throughout & electric heating.

DESCRIPTION

NO CHAIN

PHENOMINAL SECOND FLOOR RETIREMENT APARTMENT OCCUPYING A WONDERFUL POSITION WITH THE APARTMENT BUILDING

An exceptional 'turn key' highly impeccable apartment of distinction.

Easily accessed via lifts or stairs, this beautifully upgraded one bedroom apartment has been tastefully enhanced by the current owner to include new heating system and upgraded hot water heating.

Set within this popular over 60's development this spectacular low maintenance property offers accommodation briefly comprises; Communal Entrance Hall, Residents Lounge, Laundry Room & Guest Suite for residents to book & rent for friends and family. Private front door to the apartment with Entrance Hall featuring a good size built in cupboard, open plan spacious Living Dining Room, Contemporary bespoke fitted kitchen, Bedroom with fitted wardrobe and a superb fully refitted Modern Shower Room.

Externally there are delightful residents gardens and grounds which are particularly well tended together with allocated residents car parking.

DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street continuing ahead at the mini roundabout. At the Churches Mansion roundabout, take the last exit onto London Road. turn left into Wright Court where the main building will be observed directly in front of you. There is an easy to use residents intercom which provides excellent security.

NANTWICH

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.

RESIDENTS FACILITIES - WRIGHT COURT

Wright Court & Wright Lodge have been carefully designed to provide the best in comfort and convenience from McCarthy & Stone, Britain's leading retirement builder. The development consists of thoughtfully laid out one and two bedroom retirement flats, each benefitting from its own private front door, entrance Hall, Lounge / dining Area, Fitted Kitchen and Fitted Bathroom; some flats have balconies.

All flats are fully specified for those aged 60 and upwards and personal safety features abound, including Careline, to ensure that help is at hand 24 hours a day, 365 days of the year. the Careline system, for added peace of mind, also controls door entry and monitors the fire alarm system. In addition, a camera entry system at the main entrance allows you to view a visitor before letting them in, simply by changing channels on your television set. The development also has the advantage of a House Manager, who along with the Careline system, ensures that help is always at hand, should it ever be required.

Situated within Wright Court is a comfortably furnished Residents' Lounge where you can relax and enjoy good company. There is also a twin bedded Guest Suite with Ensuite shower Room where friends or relatives can spend the night for a very reasonable charge, which has recently been refurbished. You will also appreciate the lift to all floors. Low Maintenance and Energy Efficient:- One of the most welcome benefits of living in a McCarthy & Stone retirement flat is that the traditional hard work associated with maintenance is all done on your behalf.

The development also benefits from the latest in energy saving features, including low maintenance double glazing, efficient heating and modern insulation, all designed to keep bills to a minimum and save you money.

The development boasts a superb residents' lounge, with laundry facilities on site, again for ease of living.

COMMUNAL RESIDENTS ENTRANCE

Intercom system ensuring a high level of security to the principal entrance. Lift and stairs ascending to first and second floors. Residents Lounge.

RESIDENTS LAUNDRY ROOM

With fitted washing machines and tumble dryers.

LIFT & STAIRS RISING TO ALL FLOORS

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL

a PLEASANT WELCOMING SPACE WITH A GOOD SIZE built-in storage cupboard and emergency alarm pull cord.

OPEN PLAN LIVING DINING ROOM

19'4 max x 14'9 max (5.89m max x 4.50m max)

Extremely well appointed & tastefully neutrally decorated, this wonderful spacious room is filled with an abundance of natural light.

Featuring a wall mounted remote controlled electric flame effect fire/heater, 'app' controlled electric radiator (high specification), TV aerial point, telephone point and uPVC double glazed French doors opening to Juliet style balcony. Double opening natural timber part glazed doors open to the stunning kitchen.

CONTEMPORARY REFURBISHED KITCHEN

9'1 x 5'9 (2.77m x 1.75m)

The impeccably designed contemporary kitchen has recently been upgraded by the present owner and offers a range of base and wall units, work surfaces, composite sink unit with mixer tap, integral electric oven, four ring electric hob with glass splashback, cooker hood with lighting, integral fridge, electric wall heater and uPVC double glazed window affording a view over the entrance approach to the development.

SPACIOUS BEDROOM

15'2 max x 13'11 max (4.62m max x 4.24m max)

Benefitting from built in mirror fronted wardrobes, electric radiator, TV aerial point and uPVC double glazed window, there is plenty of space within the bedroom.

MODERN SHOWER ROOM

Beautifully appointed & offering a generously proportioned walk in shower cubicle with electric shower unit, wash hand basin with monobloc mixer tap over vanity unit, low level push button flush WC, mirror with LED sensor lighting and heated towel rail.

EXTERIOR

EPC RATING: C

COUNCIL TAX BAND: B

GROUND RENT & SERVICE CHARGE

Ground rent: £804.86 per annum (correct as at 10th October 2025).

Service charge: £3,343.78 per annum (correct as at 10th October 2025).

Note: All charges as stated above should be verified by the purchaser's solicitor upon an offer being accepted.

SERVICES

Mains water, electricity & drainage are either connected or available locally (subject to statutory undertakers costs & conditions). Electric storage heaters.

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

TENURE

NOTE: the property may only be sold to a person or persons older than 60 years of age, or to one person over the age of 60, together with a person over the age of 55.

Leasehold with vacant possession upon completion. (Term: 125 years from 10.2003 - 102 years remaining).

Management company is: Firstport Residential Property Limited.

The freeholder is: 'Fairfield Homes' (No 6 Limited),

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

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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.