



**1 BEATTY COURT, HOLLAND WALK, NANTWICH, CHESHIRE, CW5 5UE**

Approximate Gross Internal Area: 42.6 m<sup>2</sup> ... 459 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.



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NO CHAIN. An immaculately appointed One Bedroom GROUND FLOOR Apartment boasting its own patio, for the over 60's. Within walking distance of the facilities in the picturesque town of Nantwich. This delightful & extremely comfortable property boasts an excellent Living Dining Room with door to the paved seating area, Modern Kitchen, spacious Bedroom with built in wardrobe, and an excellent modern Shower Room. Overall it is a perfect cosy retreat for a single person or a couple. Built in 2010 this purpose built residence offers modern amenities in a traditional setting. Well maintained, the building itself offers residents a spacious lounge, guest suite (available for a nominal charge), laundry facilities, and both stairs & lifts to all floors together with residents car park (spaces when available), and extremely well kept communal gardens.

## DESCRIPTION

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NO CHAIN.

Situated near the historic Welsh Row, this house enjoys an excellent location with easy access to local amenities, charming cafes, and beautiful walks along the canal. Whether you are looking for a peaceful retreat or a convenient base to explore the town, this property offers the best of both worlds. Don't miss the opportunity to make this lovely house your new home. Book a viewing today and experience the charm and comfort this property has to offer.

## DIRECTIONS

## NANTWICH

### BEATTY COURT - GENERAL REMARKS

Beatty Court is an attractive range of retirement apartments consisting of approximately 63 one and two bedroom Retirement Living Apartments, built by McCarthy & Stone in 2009. The building is in an ideal location, accessed via both Kingsley Village (by car) and Red Lion Lane - leading off prestigious Welsh Row (approximately 400 yards from the town centre).

Each apartment has it's own private front door, lift and stair access and residents' facilities, including ground floor Lounge, Guest Suite and Laundry Room. There are also beautiful communal gardens surrounding the building, with large residents parking at the principal entrance (permit scheme).

Beatty Court is situated just 400 yards from the central

shopping area in Nantwich, accessed via a footpath leading to Welsh Row or, alternatively, via a short scenic garden path. The purpose built retirement complex features a 24 hour care line system, laundry room, mobility scooter store/charging point and a guest suite with ensuite facilities for family and friends to stay in (charge applies). There is a recycling/refuse room for all residents to use. The well appointed residents lounge is located on the ground floor and offers a pleasant relaxed atmosphere. There is a car parking permit scheme available to residents.

### AGENTS NOTE:-

The apartment is a particularly desirable luxurious home nestled within a purpose built retirement complex, by McCarthy & Stone. Being situated on the ground floor with the benefit of having an outside patio area the property is ideal for the over 55's wishing to be fully independent.

### THE ACCOMMODATION:-

With approximate dimensions comprises;

### RESIDENTS ENTRANCE

Intercom entrance. Access to Laundry Room, Residents Lounge and Guest Suite (available for residents visitors payable on site).

### APARTMENT ENTRANCE HALL

### LIVING DINING ROOM

### MODERN FITTED KITCHEN

### BEDROOM

### MODERN SHOWER ROOM

### EXTERIOR

The building can be approached by vehicle via Kingsley Village or on foot along Welsh Row and Red Lion Lane. The communal gardens are beautifully presented and surround the apartments.

Apartment 1 of course has the benefit of having a paved patio area with space for a table & chairs. The residents parking is on a first come first serve basis.

### EPC RATING: C

### COUNCIL TAX BAND: C

### SERVICES

All mains water, electricity and drainage are connected (subject to statutory undertakers costs & conditions). Electric heating.

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.

### SERVICES & CHARGES

The Service Charge is approx. £2,527.62 per annum.

The Ground Rent is approx. £425 per annum.

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

### TENURE

Leasehold with vacant possession upon completion. (Term: 125 years 1.06.2009. Years remaining: 109).

## 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

## 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.