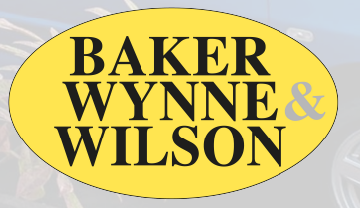




21 Rectory Close, Nantwich, Cheshire, CW5 5SW

Fixed Asking Price £120,000



AN IMMACULATELY MAINTAINED FIRST FLOOR APARTMENT OVERLOOKING DYSART BUILDINGS IN A TRANQUIL LOCALITY.

#### DIRECTIONS

From our Nantwich office proceed along Beam Street to High Street. At the traffic lights turn left onto Waterlode. At the mini roundabout proceed straight on into Station Road, follow the road until the next mini roundabout and turn left onto Hospital Street, turn immediately on the right into the Gullet and Rectory Close is first on the right hand side.

#### LOCATION AND AMENITIES

The apartment is situated within a conservation area within a purpose built retirement development which is restricted to over 55's and has the benefit of a mobile warden available via intercom systems in every property. First port management services look after the whole with the service charge covering a careline, services insurance, the alarm system, window cleaning, garden maintenance and management administration. Residents will have the benefit of immediate access to the historic market town centre of Nantwich. Surrounded by historic buildings, a wide range of shops, cafes and restaurants, a doctors surgery, dentist, a regular market, the market hall and M&S food store, all within walking distance.

#### THE ACCOMMODATION COMPRISES

##### COVERED ENTRANCE PORCH

log/Bin store, gas meter

##### HALLWAY

uPVC double glazed door, pull cord alarm intercom, understairs storage area

##### STAIRS LEADING TO FIRST FLOOR ACCOMMODATION

##### LIVING ROOM

14'7" x 11'7"

Box bay double glazed window with views towards Dysart buildings, TV point, meter cupboard, cornices, pull cord, radiator

##### KITCHEN

12'2" x 5'2"

Pleasant range of base units, work surfaces, 1 1/2 bowl sink unit, matching wall cupboards, electric cooker point, stainless steel extractor hood, wall mounted Worcester boiler for central heating and domestic hot water, linen cupboard with cylinder and emersion, plumbing for washing machine, double glazed window to front, part tiled walls

##### ACCESS FROM INNER HALL

with large built in storage cupboard, large built in storage cupboard with power point, access to loft

##### BEDROOM

10'8" x 8'9"

Radiator, double glazed window to rear

##### BEDROOM

11'5" x 5'4"

Radiator, double glazed window

##### SHOWER ROOM

New corner shower cubicle with Mira unit, pedestal wash basin, low level WC, heated towel rail, shaver point, fully tiled walls

##### OUTSIDE

Parking is available within the communal car parking areas which are permit controlled. Access to the town centre is available via Nantwich Church (South Cheshire cathedral) or via South Crofts, Monks Lane.

##### SERVICES

Mains water, electric and gas are connected.

##### TENURE

LEASEHOLD - 125 YEARS (APPROXIMATELY 1984)

SERVICE CHARGE - Managed by First Point Retirement Services £185.00

##### VIEWING

By appointment with Baker, Wynne & Wilson  
38 Pepper Street, Nantwich,  
Tel. 01270 625214


January 2021 COVID-19 update :- We are strictly adhering to social distancing measures and following Government Guidelines. Our summary Guide for Vendors and Purchasers is available, prior to appointments and on request.

We would politely ask that ALL customers have the required PPE in order to carry out viewings safely.





**BAKER  
WYNNE &  
WILSON**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(12 plus) <b>A</b>		
(11-11) <b>B</b>		
(10-10) <b>C</b>		
(9-68) <b>D</b>		
(59-54) <b>E</b>		
(21-18) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)

Interested? Let's Talk 01270 625214  
 or [info@bakerwynneandwilson.com](mailto:info@bakerwynneandwilson.com)

