



37 Wright Court, Nantwich, Cheshire, CW5 6SE  
£85,000

**BAKER  
WYNNE &  
WILSON**

## SUMMARY

Communal Entrance Hall, Residents Lounge, Laundry Room, Guest Suite for Residents Visitors.

The property comprises Entrance Hall, Living Room, Bedroom, Kitchen, Shower Room, Storage Heaters, uPVC Double Glazed Windows, Car Parking Space, Award Winning Communal Gardens.

## DESCRIPTION

Wright Court is a sought after well planned development from McCarthy and Stone, Britain's leading retirement builder. It has been carefully designed to provide the very best in comfort, convenience, security and independence. The development consists of one and two bedroom retirement apartments, each benefitting from its own private front door.

All apartments are fully specified for those aged 60 (55 for partner if a couple) and upwards and personal safety features are abound, including Careline, to ensure that help is at hand 24 hours a day, 365 days a 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.

## LOCATION AND AMENITIES

The development is situated ten minutes walk from Nantwich town centre. Nantwich is a charming market town set beside the River Weaver with a rich history, wide range of speciality shops, weekly market including a monthly farmers market, two major supermarkets Sainsbury's and Morrisons and also a Marks and Spencer Food Hall. Four major motorways which cross Cheshire ensure that fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 link road. Manchester International Airport is about a 45 minute drive. Nantwich railway station is approx half a mile and gives a direct link to Crewe intercity rail network (4 miles) which provides access to London Euston (90 minutes) and Manchester (40 minutes).

## THE ACCOMMODATION COMPRISES

With approximate measurements

### RESIDENTS ENTRANCE

Intercom system at main entrance and entrance to residents lounge, complex managers office manned daily.

### ENTRANCE HALL

Walk in airing cupboard housing Gledhill boiler, ceiling cornice





## LIVING ROOM

23'4" x 10'6"

UPVC double glazed French windows to Juliette Balcony, storage heater, ceiling cornices

## KITCHEN

8'3" x 7'7"

Stainless steel single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, part tiled walls, Electrolux oven and four burner hob unit with extractor hood above, Dimplex electric warm air heater

## BEDROOM

11'2" x 9'3"

Built in double wardrobe with folding mirror doors, double glazed window, cornices, storage heater.

## SHOWER ROOM

6'8" x 5'6"

Fully tiled walls, coloured suite comprising low flush WC, vanity unit with inset hand basin, 5'5" shower cubicle with shower, light/shaver point, mirror fitting, Dimplex warm air heater, heated towel rail

## OUTSIDE

Communal gardens. Residents car parking

## TENURE

LEASEHOLD - 125 years

SERVICE CHARGE - £1149.00 every 6 months

GROUND RENT - £350 PA

## CONDITIONS

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.

## SERVICES

Mains water, electricity and drainage are connected to the property.

N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

## VIEWING

By appointment with BAKER, WYNNE & WILSON  
38 Pepper Street, Nantwich. (Tel No: 01270 625214).

June 2020 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.




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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>			
(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 	

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 firms 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)

