



25 Cromwell Court, Nantwich, Cheshire, CW5 5NZ
£110,000

**BAKER
WYNNE &
WILSON**

SUMMARY

Communal Entrance and Residence Lounge, Laundry Room, Guest Suite for Residents visitors, Reception Hall, Living Room, Kitchen, Bedroom, Shower Room, UVPC Double Glazed Windows, Storage Heaters, Car parking Space, Communal Gardens.

DESCRIPTION

No. 25 is very attractive, situated towards the front elevation of the whole property. Cromwell Court is a well planned Development by McCarthy and Stone, Britain's leading retirement builder. It has been carefully designed to provide the best in comfort and convenience, security and independence. All apartments are fully specified for those aged 60 and upwards. Personal safety features include a Care-Line to ensure that help is at hand 24 hours a day, 360 days a year. For further piece of mind there are also controlled door entry and monitors, fire alarm system, camera entry system within the main entrance.

There is also a guest suite with ensuite shower room where friends and relatives can spend the night for a reasonable charge. There is a laundry on site and a lift system to the first and second floor apartments.

LOCATION AND AMENITIES

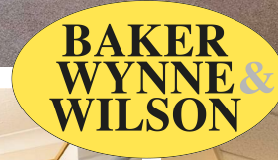
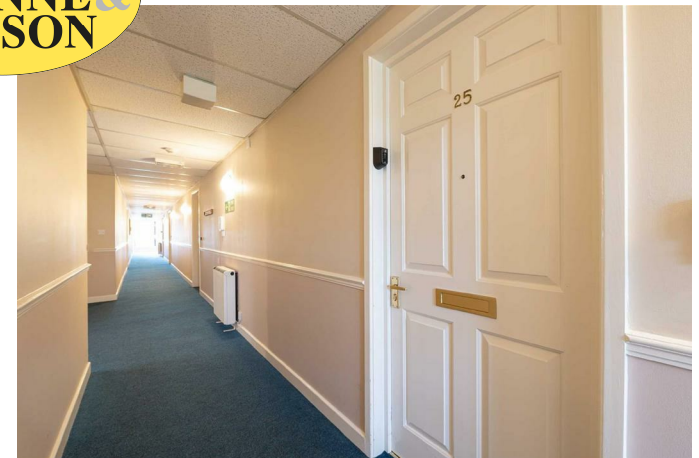
The development is virtually set withing half a mile of Nantwich town centre, Historic Market Town set beside the River Weaver with a rich history and a wide range of speciality shops and major super markets, Sainsbury's and Morrison's. Note M&S Food Hall is a couple of minutes walking distance.

APPROXIMATE DISTANCCEES

Crewe (intercity railway network - London Euston 90 minutes, Manchester 40 minutes) 4 miles, M6 motorway (junction 16) 10 miles, Chester 20 miles, Stoke on Trent 20 miles.

ENTRANCE HALL

Ceiling cornices, intercom, hanging fittings, storage heater, walk in boiler/laundry room with hot water cylinder and shelving.





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LIVING ROOM

15'7" x 10'4"

Ornamental fire place with marble effect inset and health, TV and telephone point, two wall light points, ceiling cornices, electric storage heater, pleasant aspect to front over communal gardens, residence car park, doors leading to the

KITCHEN

7'5" x 7'2"

Stainless steel sink unit, cupboards and drawers, various base units, work surface, Electrolux oven, electric four burner hob unit, extractor hood, part tiled walls, double glazed window to side overlooking the gardens, Dimplex wall heater.

BEDROOM

13'10" x 8'10"

Electric storage heater, double glazed window to the front, range of mirror fronted wardrobes with hanging fittings.

SHOWER ROOM

Shower cubicle with shower over, vanity wash basin, low level WC, fully tiled walls, heated towel rail, Xpelair, cornices .

OUTSIDE

Communal gardens, lawned area and borders to front, side and rear, a place to relax and enjoy the peaceful surroundings, paved sitting area for residence to the front, along with allocated resident parking.

SERVICES

All mains services are connected to the property. N.B. Tests have not been made of electrical, water, gas, 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.

TENURE

LEASHOLD - vacant possession

Term 125 years from 1993

Service charge -

Ground rent -

VIEWINGS

By appointment with Baker, Wynne & Wilson

38 Pepper Street, Nantwich, Cheshire

Tel. 01270 625214




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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			
England & Wales		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



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Interested? Let's Talk 01270 625214
 or info@bakerwynneandwilson.com

