



Flat 2, Crown Mews Cheshire Street, Audlem, Crewe, Cheshire, CW3 0ND  
£129,500

**BAKER  
WYNNE &  
WILSON**

A TWO BEDROOM GROUND FLOOR FLAT IN A BLOCK OF ONLY SIX, OCCUPYING A PRIME POSITION IN THE HEART OF THE VILLAGE.

### SUMMARY

Shared reception hall, living room, kitchen, inner hallway, two bedrooms, bathroom, storage heaters, double glazed windows, non designated car parking, communal garden area.

### DESCRIPTION

Flat 2, Crown Mews comprises a ground floor flat in a block of six similar flats, in the heart of Audlem village. The block was built in the mid 1990s of brick under a tiled roof. We consider this to be an ideal opportunity for a first time buyer, retired couple or property investor. The flat has been well maintained over the years and is offered for sale with no ongoing chain.

### LOCATION AND AMENITIES

Audlem was mentioned in the Domesday book as Aldelime, Edward I granted it a market charter in 1295. Audlem is on the Shropshire Union canal, which has a run of 15 locks, designed by Thomas Telford, to raise the canal 93ft from the Cheshire plain to the Shropshire plain. The River Weaver passes west of the village. The sought after, award winning village of Audlem caters for daily needs with a local Coop store, post office, newsagents, dry cleaners, butcher, flower shop, restaurant, two cafes, three public houses and a medical centre.

Nantwich (5 miles) offers a more comprehensive range of services with high street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe station (9 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway junction 16 is 10 miles, Manchester Airport 39 miles.

### DIRECTIONS

From Nantwich, proceed along Wellington Road (this becomes Audlem Road) for about 6.5 miles into Audlem, Crown Mews is located on the right hand side.

### THE ACCOMMODATION

with approximate measurements

### SHARED RECEPTION HALL

Doors to front and rear.





## LIVING ROOM

15'2" x 10'1"

Two double glazed sash windows, storage heater.

## KITCHEN

10'1" x 7'9"

Stainless steel single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and four burner hob unit with extractor hood above, plumbing for washing machine and dishwasher, cylinder and airing cupboard with Economy Seven controls, storage heater.

## INNER HALL WAY

Storage heater.

## BEDROOM 1

10'8" x 9'9"

Electric heater.

## BEDROOM 2

9'9" x 6'8"

Electric heater.

## BATHROOM

6'10" x 5'7"

Coloured suite comprising panel bath with Heatstore shower over, low flush WC and pedestal hand basin.

## OUTSIDE

Non designated car parking space. Communal garden area.

## 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.

## COUNCIL TAX BAND B

## TENURE

LEASEHOLD - 999 years from 4th April 1994

MANAGEMENT COMPANY - Crown Mews, Audlem Management Company Ltd.

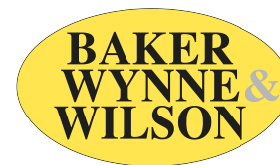
## VIEWINGS

By appointment with Baker Wynne & Wilson

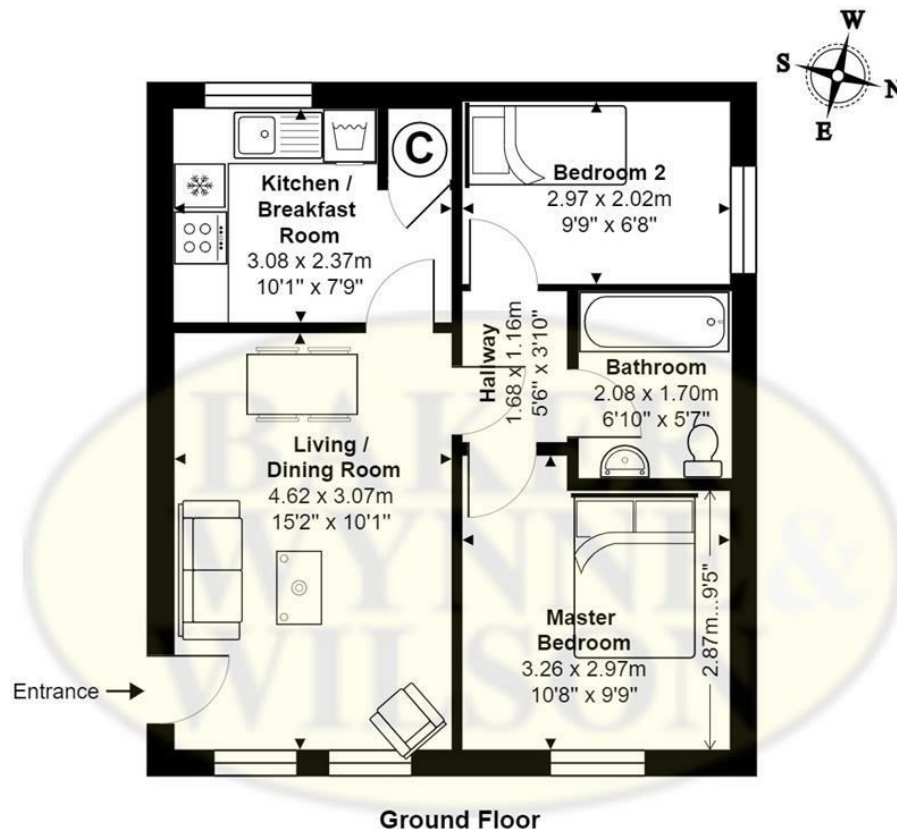
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## FLAT 2 CROWN MEWS, CHESHIRE STREET, AUDLEM, CW3 0ND

Approximate Gross Internal Area: 44.1 m<sup>2</sup> ... 475 ft<sup>2</sup>

While 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.  
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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		
England & Wales		EU Directive 2002/91/EC

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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