



17 Rectory Close, Nantwich, CW5 5SW

Guide Price £99,500



In association with





FIRST FLOOR APARTMENT OVERLOOKING DYSART BUILDINGS IN A TRANQUIL LOCALITY.

## DESCRIPTION

The property is a first floor flat with the benefit of delightful views from the main lounge over the Dysart Buildings. The kitchen also has the benefit of views over the courtyard towards the gullet towards the rear of Hospital Street. The whole has recently undergone a programme of redecoration and has the benefit of gas fired central heating from a Worcester fired wall mounted boiler. Allocated parking space with the property.

## LOCATION & AMENITIES

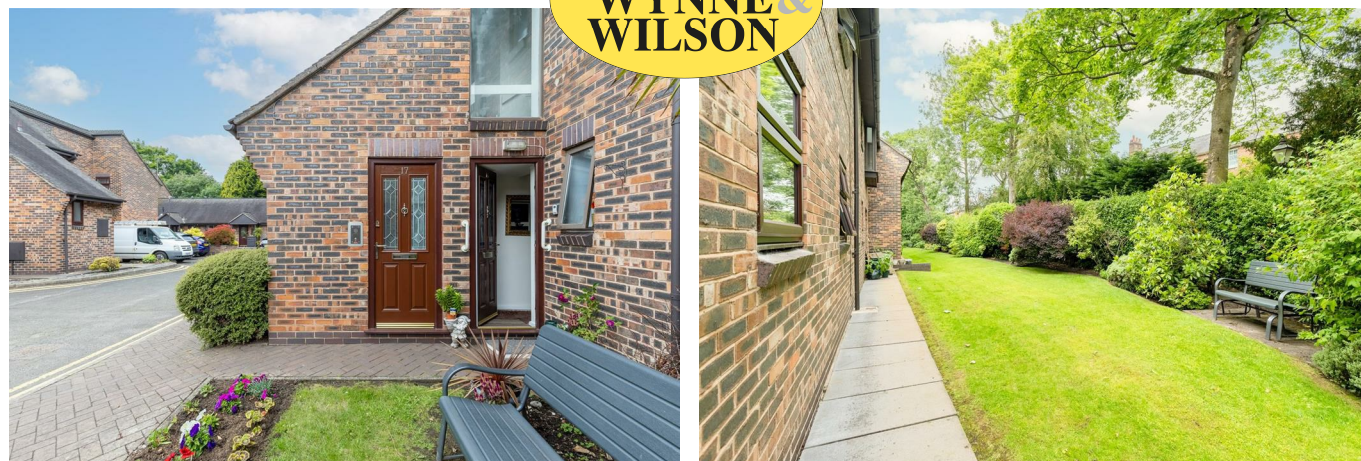
The apartment is situated within a conservation area within a purpose built retirement development which is restricted to over 55's and has the benefit of a mobile warden available via intercom systems in every property. First Port Management services look after the whole with the service charge coving 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.

## 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.

## ACCOMMODATION

Comprises:









## LIVING ROOM

Box bay window to rear, radiator, TV point, emergency pull cord.

## KITCHEN

An array of units; sink unit, cupboards and drawers, wall cupboards, larder cupboard, wall mounted Worcester boiler for central heating and domestic hot water, part tiled walls, double glazed window, electric cooker point.

## DOUBLE BEDROOM

Radiator, double glazed window.

## SINGLE BEDROOM

Double glazed window, radiator, emergency cord.

## SHOWER ROOM

With a shower cubicle with the benefit of a Triton shower unit, pedestal wash basin, low level W/C, tiled walls, double glazed window, heated towel rail, tiled floor.

## SERVICES

All mains services are available.

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

Leasehold.

Management Charge: £245 per calendar month (First Port)

## COUNCIL TAX

Band B.

## VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214

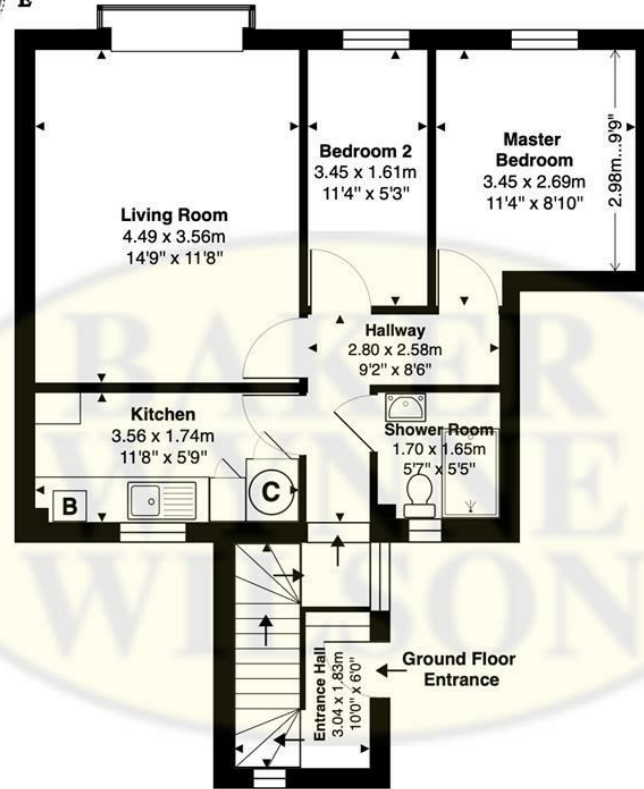
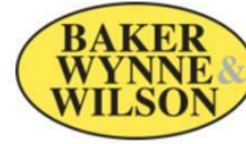






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WILSON**





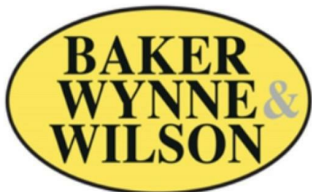
### 17 RECTORY CLOSE, NANTWICH, CHESHIRE, CW5 5SW

Approximate Gross Internal Area: 52.4 m<sup>2</sup> ... 564 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 2025. Copyright.

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>	73	73
(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

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



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



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