



129 Clonners Field, Stapeley, Nantwich, CW5 7GU

Guide Price £95,000



*In association with*



A well-presented one-bedroom ground floor apartment in Stapeley, offering modern open-plan living, allocated parking, and no onward chain, all within walking distance of Nantwich town centre.

### SUMMARY

Communal Hall, Living Room, Kitchen, Bedroom, Bathroom.

### DESCRIPTION

This well-presented one-bedroom ground floor apartment is located on a popular residential development in Nantwich. The property is offered with NO ONWARD CHAIN and is ideal for first-time buyers or as an investment opportunity. Early viewing is recommended.

The apartment is within walking distance of Nantwich town centre and has convenient access to Crewe and major road networks.

### LOCATION AND AMENITIES

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century Church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor salt water pool, riverside walks, lake, nearby canal network, highly regarded junior and senior schooling. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts several festivals throughout the year including the Nantwich Show, The International Cheese Awards, Nantwich Jazz Festival and The Food Festival.

### Approximate Distances:

Crewe (Intercity Rail Network London Euston 90 minutes, Manchester 40 minutes) 4 miles.

M6 Motorway (junction 16) 10 miles.

Chester 20 miles.

Stoke-on-Trent 20 miles.

Manchester Airport is about a 45 minute drive.

### DIRECTIONS

Proceed out of Nantwich along Wellington Road (this becomes Audlem Road), over the level crossing, continue past Brine Leas High School to the traffic lights, turn left, take the second turning on the left into Hawksey Drive, proceed down Hawksey drive until you reach the roundabout, take the first exit on to Clonners Field. Proceed to the end of Clonners Field and the property is on the left hand side.





## LIVING ROOM

The open-plan layout features a living and dining area with a TV point, carpet, and pendant light. A double glazed window that overlooks the front of the property, and a built-in storage cupboard that houses the boiler.

## KITCHEN

The kitchen is fitted with a range of wall and base units, with work surfaces and tiled splashbacks. It includes an integrated four-ring hob with extractor hood, single oven, 1 1/2 bowl sink, integrated dish washer and plumbing for a washing machine,

## BEDROOM

The bedroom includes a double glazed window overlooking the front of the property, carpet, a built-in storage cupboard along with a tv point and a pendant light.

## BATHROOM

The bathroom has a three-piece suite, including a WC, pedestal wash hand basin, and a panel bath with an overhead shower and screen. The walls are part-tiled, and an extractor fan and heated towel rail are installed.

## ADDITIONAL DETAILS

The apartment is approached via a secure communal entrance, which also houses post boxes for residents.

## EXTERNALLY

The property has an allocated parking space as well as visitor parking.

## SERVICES

All mains services 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.

## TENURE

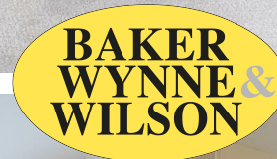
LEASEHOLD 981 YEARS

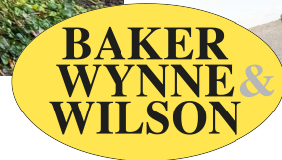
## COUNCIL TAX

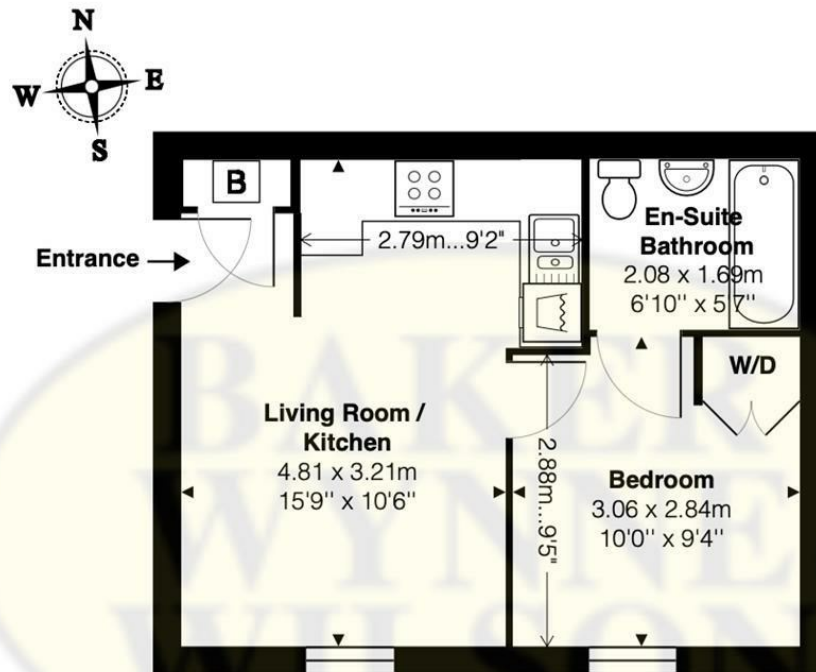
Band A

## VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.  
Telephone: 01270 625214







**Ground Floor**

**129 CLONNERS FIELD, STAPELEY, NANTWICH, CHESHIRE, CW5 7GU**

Approximate Gross Internal Area: 29.4 m<sup>2</sup> ... 317 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.  
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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>                            | 76      | 78        |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property