

EFS
Specialist
www.efs-specialist.co.uk
0151 298 2387

CHATTERTON
HOUSE

Italian Cafe & B

CHESHIRE
LAMONT

“No 1” Chatterton House, Church Lane, Hospital Street, Nantwich CW5 5RQ

A superbly situated and designed fully furnished first floor two bedroom luxury apartment within an iconic period building in the heart of historic Nantwich providing delightfully appointed accommodation of style and appeal. With attractive communal areas and lift, parking space, reception hall, fully appointed kitchen within open plan living space, master bedroom with en-suite bathroom, further bedroom and bathroom. Viewing highly recommended. NO CHAIN.

- Within the iconic "Chatterton House" situated in the centre of historic Nantwich
- A superbly appointed and presented fully furnished first floor apartment
- Within the heart of the town off a cobbled street and adjoining St Marys Church
- Delightfully designed with stylish accommodation and high quality fittings
- Communal reception hall, lift and nearby allocated secure gated parking space
- Apartment reception hall, fully appointed kitchen within open plan living space
- Master bedroom with en-suite bathroom, further bedroom, bathroom
- Offered with NO CHAIN for early completion

Agents Remarks

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 saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station and the forthcoming HS2 northern hub. Whatever your interest you'll find plenty to do in Nantwich. 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 canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.



Property Details

From the cobbled street of Church walk a York stone paved approach leads via an ornate wrought iron gateway to a handsome panelled door beneath a pillared porch allowing access to:

Communal Reception Hall

With attractive tiled flooring, lift to all floors, service and storage cupboards and a spindled staircase ascends to:

First Floor Landing

With attractive tiled flooring, electric radiator and a sectional glazed panel door leads to:

Hallway

With attractive tiled flooring, access to lift and a further sectional glazed panel door leads to Apartment One.

Apartment One

A handsome panelled door with chrome lions head door knocker leads to:

Reception Hall

With moulded coved ceiling, attractive plank effect flooring, radiator, wall mounted wall lights, panel door to cloaks/storage cupboard and a panel door leads to:

Open Plan Living Dining Kitchen

Living/Dining Area 17' 6" x 11' 8" (5.33m x 3.56m)

Benefiting from double glazed sash windows to side elevation affording views of St Marys Church, moulded coved ceiling, wall light points, radiators and telephone intercom system.

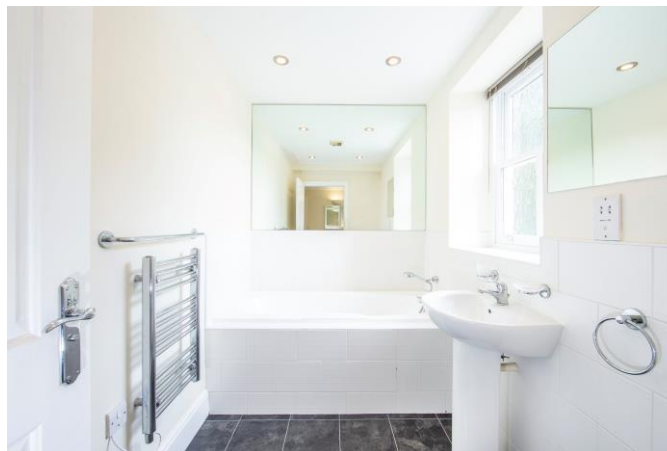
Kitchen Area 11' 6" x 10' 2" (3.51m x 3.1m)

Comprehensively equipped with a superb range of base and wall mounted units, integrated washer/dryer, integrated fridge and freezer, integrated dishwasher, integrated microwave, built-in electric oven with four ring hob and filter canopy over, single drainer one and half bowl sink units with mixer tap, attractive working surfaces, part tiled walls and tiled flooring.

From the Reception Hall a panel door leads to:

Master Bedroom 16' 0" x 8' 7" (4.88m x 2.62m)

Attractively appointed with lovely aspects to side elevation via a double glazed sash window, three wall light points, radiator, moulded coved ceiling, and fitted full height mirror-fronted wardrobes incorporating railings and shelving and a panel door leads to:



En-Suite Bathroom 9' 2" x 5' 6" (2.79m x 1.68m)

With a tiled panelled bath incorporating shower tap, pedestal wash basin, WC, double glazed sash window to side elevation, recessed ceiling lighting, shaver point, extractor fan and chrome towel radiator.

From the Reception Hall a panel door leads to:

Bedroom Two 12' 4" x 6' 8" (3.76m x 2.03m)

With radiator, double glazed sash window, moulded coved ceiling and mirror-fronted fitted wardrobes incorporating railing and shelving.

From the Reception Hall a panel door leads to:

Bathroom

With a tiled panelled bath incorporating shower tap, pedestal wash basin, WC, chrome towel radiator, large walk-in shower enclosure with screen doors, part tiled walls, tiled flooring and recessed ceiling lighting.

Externally

The apartment benefits from a delightful entrance and approach along a cobbled lane to St Mary's Church and an impressive entrance way allows access to the building. Separate allocated parking exists within a gated car park further along Hospital Street.

Tenure

Leasehold. Please call the office for further details.

Services

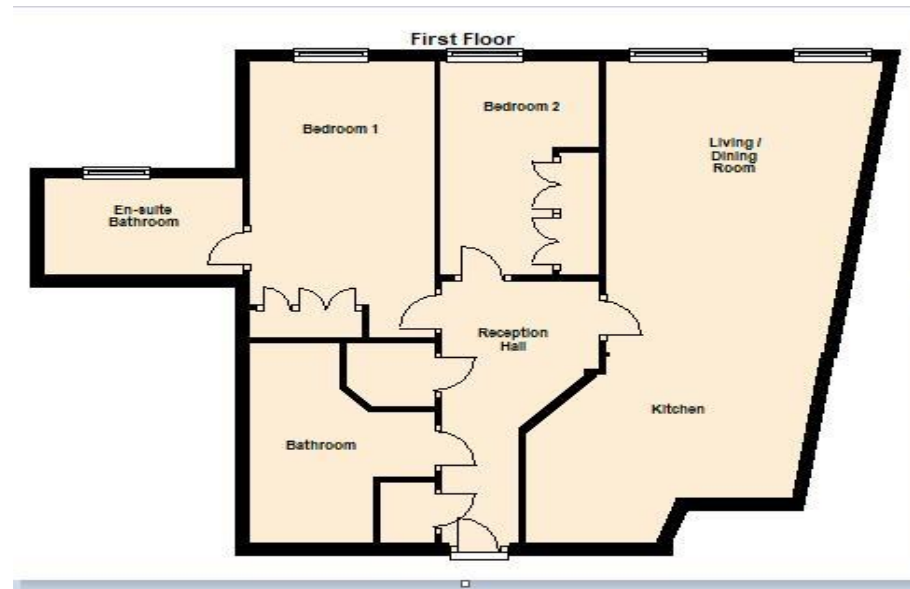
All main services are connected (not tested by Cheshire Lamont Limited).

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

Directions

Proceed out of our office and turn left heading South East on Hospital St towards Church Lane. Turn left onto Church Lane and your destination will be on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		72	72

England, Scotland & Wales
EU Directive 2002/91/EC

Note: Floor Plans are for identification purposes only and Not to Scale

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarpорley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441