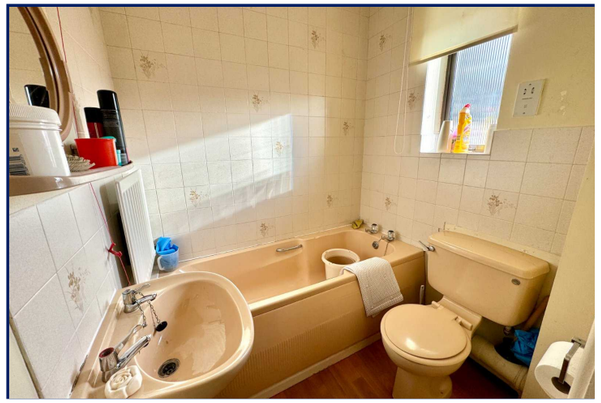
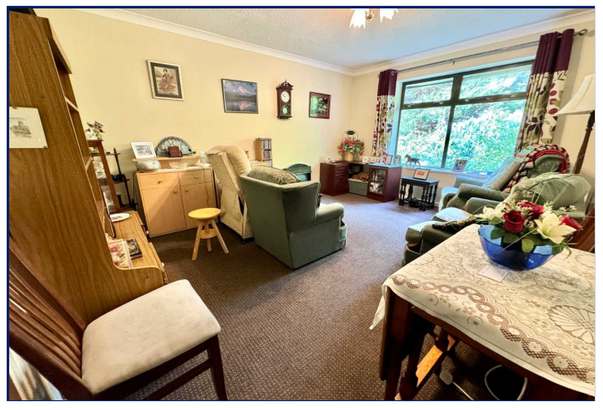
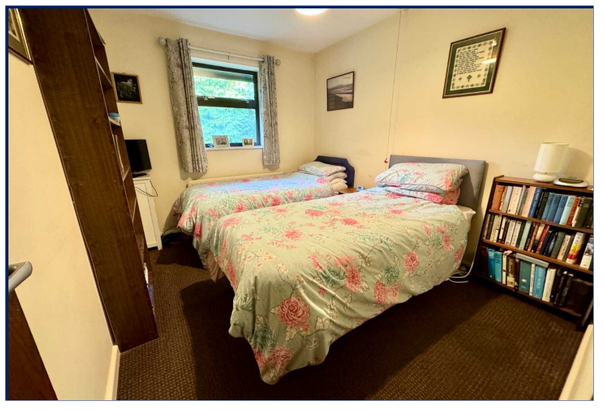












Rectory Close, Nantwich,
Cheshire, CW5

Asking Price: £110,000
Leasehold

Reeds Rains

reedsrains.co.uk

Rectory Close, Nantwich, Cheshire, CW5

Asking Price: £110,000 Leasehold

Council Tax Band: B
EPC Rating: C

Ideal for the down sizer, or as a lock up and leave, being just yards from bustling Nantwich centre, yet enjoying a secluded setting, this spacious first floor apartment for the over 55's offers well proportioned accommodation in a great location.
Entrance Hall, Reception Hall, Living Room, Kitchen, Two Bedrooms, Bathroom. The property is set within attractive, well tended communal gardens, and a large communal car park with parking permits and visitor parking.

Entrance Hall
Entrance door to the front, stairs to the first floor and accommodation.

Reception Hall
Entry phone system.

Living Room
14'8" x 11'8" (4.47m x 3.56m)
Good size room with window to the rear, radiator.

Kitchen
11'8" x 5'8" (3.56m x 1.73m)
Fitted with wall, base and drawer units, with single drainer sink unit with mixer tap. Fitted double oven, four plate electric hob, recess for washing machine, wall mounted Worcester GCH boiler system, part tiled walls, window to the front.

Bedroom One
10'8" x 8'10" (3.25m x 2.7m)
Window to the rear, radiator.

Bedroom Two
11'6" x 5'2" (3.5m x 1.57m)
Window to the rear, radiator.

Bathroom
Fitted with panelled bath, wash hand basin and WC. Part tiled walls, radiator, window to the front.

Buyers note

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Estate agents are legally required to carry out Anti-Money Laundering (AML) checks on all purchasers of property. Reeds Rains charges a fee of £50.00 plus VAT per purchase transaction for this service. This fee is payable in advance and must be received prior to the issuance of a Memorandum of Sale for the property being purchased.
Reeds Rains Nantwich

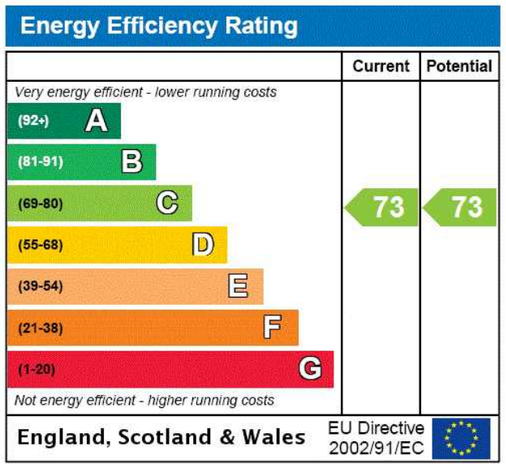
Anti-Money Laundering Requirements
On acceptance of an offer, Reeds Rains Nantwich will undertake mandatory Anti-Money Laundering checks. A charge of **£45.00 plus VAT per named buyer** applies.

The Reeds Rains branch at 35 Pepper Street, Nantwich, Cheshire CW5 5AB is operated by JAG Estate Agents Limited which is independently owned and operated under a Licence from Reeds Rains Limited. JAG Estate Agents Limited is registered in England within Company Number 06300704. Registered Office: 45/49 Greek Street, Stockport, Cheshire SK3 8AX.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.