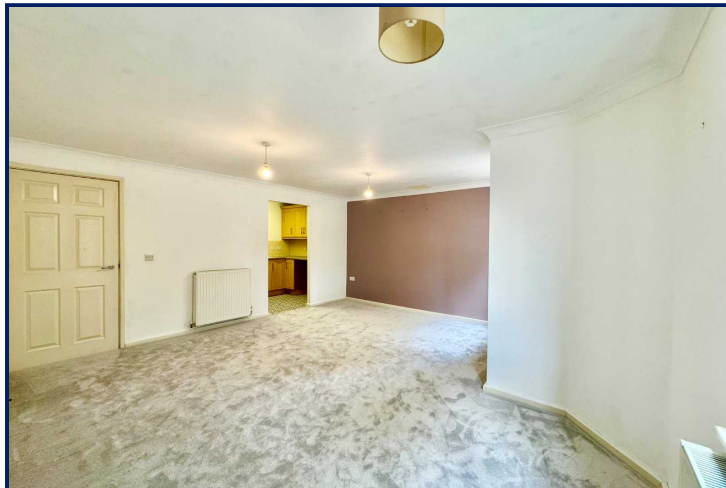
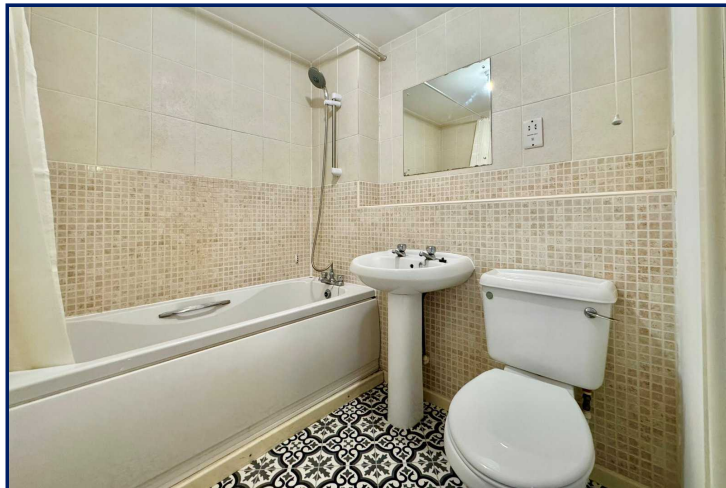




Siddals Court, Nantwich, Cheshire,
CW5

Asking Price: £100,000
Leasehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Siddals Court, Nantwich, Cheshire, CW5
Asking Price: £100,000 Leasehold

Council Tax Band: B
EPC Rating: B

Tucked away in a peaceful position just off the historic Welsh Row, Siddals Court presents an excellent opportunity to acquire an exceptionally well presented one bedroom apartment within easy reach of Nantwich town centre. Offering generous proportions and a practical layout, this attractive home is perfectly suited to first-time buyers, professionals, those looking to downsize or investors seeking a well located property in one of South Cheshire's most desirable market towns.

The apartment enjoys a secluded setting away from the main road, creating a pleasant sense of privacy while remaining close to everything Nantwich has to offer. The spacious reception room provides ample space for both comfortable seating and dining, making it equally suited to relaxing evenings or entertaining friends. The well appointed kitchen is thoughtfully arranged, while the generous double bedroom offers excellent accommodation with plenty of room for freestanding furniture. Completing the interior is a well presented bathroom, resulting in a home that is ready to move straight into.

The location is a particular highlight. Step onto Welsh Row and within minutes you can enjoy Nantwich's vibrant town centre, renowned for its independent shops, cafés, restaurants and historic architecture. The nearby Shropshire Union Canal and surrounding countryside provide scenic walking routes right on your doorstep, offering the perfect balance between town and country living. Nantwich railway station, highly regarded schools and excellent road links are all within easy reach, making this a convenient base for commuters and those wishing to enjoy everything the area has to offer. Siddals Court has long been regarded as a popular residential development thanks to its peaceful setting, attractive communal areas and proximity to both the canal and the town centre.

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.

First Floor Apartment

Entrance Hall

Kitchen
10' x 6'6" (3.05m x 1.98m)

Living/Dining Room
16' x 15'8" (4.88m x 4.78m)

Bathroom

Bedroom One
12'2" x 10'2" (3.7m x 3.1m)

Resident Parking

Buyers Notes
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 purchaser 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.

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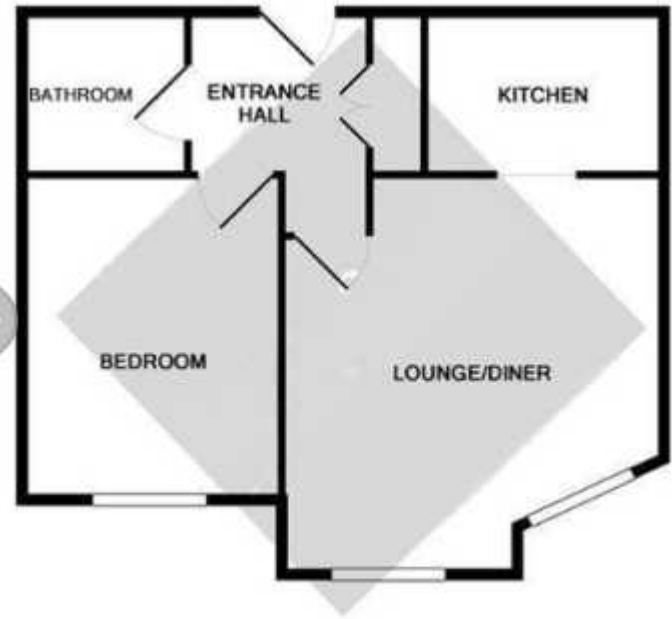
All Measurements are Approximate.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For full EPC please contact the branch.



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