

## **27 Cromwell Court**

**Beam Street, Nantwich, Cheshire, CW5 5NZ**



**PRICE: £99,950**

**Lease: 125 years from 1993**

### **Property Description:**

A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR Cromwell Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 42 properties arranged over 3 floors each served by lift. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Residents' lounge - internal re-decoration  
September 2022  
External re-decoration in 2020  
Communal Laundry facility & Lift to all  
floors  
Guest Suite & Landscaped gardens

Internal redecoration updated April 2012 &  
New PVC windows and door - February 2012  
24 hour emergency Appello call system  
Minimum Age 60  
Lease: 125 years from 1993



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 59.7 sq.m. (643 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	TT	TT
(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, Scotland & Wales		
EU Directive 2002/91/EC		

**For Financial Year Ending:**

**31/8/24**

**Annual Ground Rent:**

**£578.01**

**Ground Rent Period Review:**

**Next Uplift 2037**

**Annual Service Charge:**

**£4989.42**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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