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CHATTERTON  
HOUSE

Italian Cafe & B...



Apartment 7, Chatterton House, Church Lane, Nantwich CW5 5RQ

CHESHIRE  
LAMONT

A simply stunning first floor two bedroom apartment within the highly sought after Chatterton House situated in the heart of the town enjoying superb views to St Mary's Church and the surrounding area with delightfully appointed accommodation throughout and benefiting from on-site secure parking. Viewing highly recommended. NO CHAIN.

- A superb two bedroom first floor apartment
- Within the highly sought after Chatterton House in the centre of historic Nantwich
- Situated along a cobbled lane with stunning aspects to the Church
- Lift access and on-site secure parking
- Hallway and delightfully appointed open plan kitchen and living room with views to the Church
- Double bedroom with superb aspects to the Church and bedroom two/dining room
- Contemporary bathroom with large separate shower cubicle
- Impeccably designed and presented with lovely features
- NO CHAIN

#### 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, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. 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 hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

#### Property Details

From the cobbled street of Church Lane 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 Hallway

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

### Apartment 7

A solid panelled door with lion head knocker leads to:

### Apartment Hallway

With wall light points, coved ceiling, wall mounted storage facilities, access to boarded loft space with retractable ladder, door to utility cupboard incorporating pressurised cylinder system and shelving, door to deep built-in cupboard with railing and shelving and mounted storage facility and a door leads to:

### Contemporary Bathroom

Beautifully appointed with a tiled panelled bath incorporating shower attachment, large walk-in shower cubicle, WC, pedestal wash basin, attractive grey oak effect flooring, chrome towel radiator, recessed ceiling lighting, two wall mounted cupboards, shaver point and extractor fan.

From the Hallway a door leads to:

### Stunning Open Plan Living Area and Kitchen 21' 5" x 11' 2" (6.54m x 3.40m)

#### Kitchen

Superbly appointed with a range of shaker style base and wall mounted units, built-in wine racks, built-in electric oven with built-in microwave above, four ring hob with filter canopy over, integrated fridge and freezer, integrated dishwasher, plumbing for washing machine, one and a half bowl sink with mixer tap, double glazed sash window, coved ceiling and open access to:

#### Living Area

A lovely relaxing space with exceptional aspects to St Marys Church via a double glazed sash window, further double glazed sash window, two radiator, access intercom, coved ceiling, wall light points and discreet sliding doors to Bedroom Two/Dining Room.

From the Hallway a door leads to:

### Bedroom Two/Dining Room 10' 1" x 6' 1" (3.07m x 1.86m)

Affording superb views over the Church via a double glazed sash window, wall light points, coved ceiling, radiator and discreet sliding doors to Living Area,.

From the Hallway a door leads to:



### Bedroom One 10' 1" x 10' 3" (3.07m x 3.12m)

Enjoying stunning views to St Mary's Church via a double glazed sash window, radiator, coved ceiling and wall light points.

### Externally

The apartment benefits from a delightful entrance and approach along a cobbled lane and enjoys lovely aspects to St Mary's Church and the quaint surrounding area. An impressive entranceway allows access to the building. Allocated parking is located beneath the apartment with wrought iron gates for added security.

### Tenure

Leasehold – 999 year lease from 2019  
£450 ground rent per year, £1944 service charge per year (£972 twice a year)

### Services

Mains electricity, water and drainage (not tested by Cheshire Lamont Limited). Gledhill electric boiler was installed 12 months old with 2 year warranty.

### Viewings

Strictly by appointment only via Cheshire Lamont.

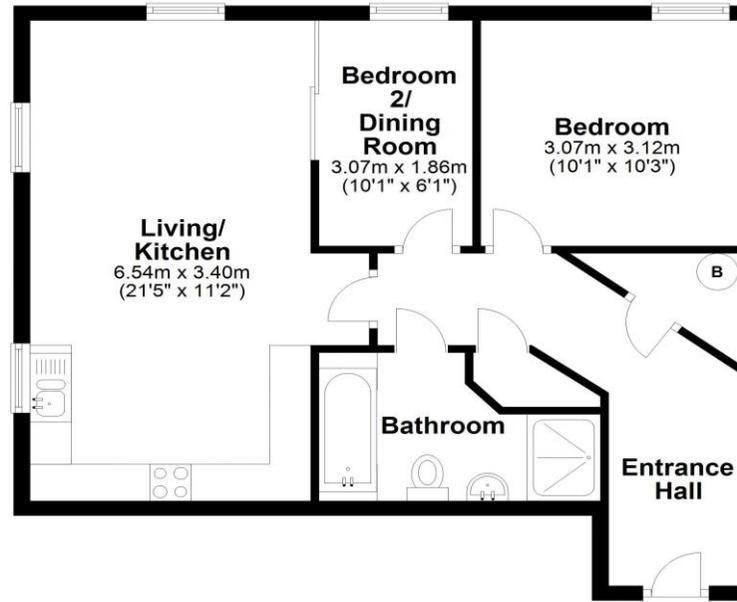
### Directions

Proceed out of our office and turn right along Hospital Street. Turn left onto Church Lane and your destination will be on the left hand side.

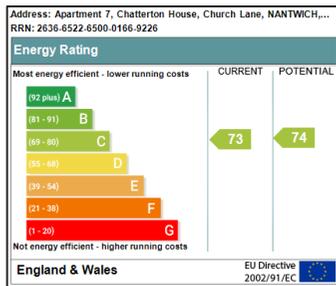


### Floor Plan

Approx. 57.9 sq. metres (623.5 sq. feet)



Floorplan is for illustrative purposes only.  
Plan produced using PlanUp.



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.

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