



## Apt 3, Willow Court Springfield Drive, Wistaston



£135,000 Leasehold

Well-presented top-floor apartment in the popular area of Wistaston • Bright open-plan lounge/diner with Juliet balcony • Contemporary fitted kitchen with induction hob and space for appliances • Master bedroom with fitted wardrobes and modern en-suite shower room • Allocated parking space and well-maintained communal areas



Located in the popular and well-established area of Wistaston, this attractive top-floor apartment offers spacious, modern accommodation along with the benefit of an allocated parking space, making it an ideal purchase for first-time buyers, investors, or those seeking low-maintenance living.

The apartment is accessed via a well-maintained communal entrance and opens into a welcoming hallway providing access to all rooms. The heart of the home is the generous open-plan lounge and dining area, a bright and versatile space ideal for both relaxing and entertaining. A Juliet balcony enhances the room, allowing natural light to flood in and creating an airy, open feel.

The adjoining fitted kitchen is finished in contemporary silver and grey tones and offers a practical layout with a range of wall and base units. Appliances include an oven with induction hob and extractor hood, with space for a fridge freezer. Plumbing is in place for a washing machine, along with space for a tumble dryer, ensuring everyday convenience.

The master bedroom is a well-proportioned double and benefits from fitted wardrobes, providing excellent storage, as well as a modern en-suite shower room comprising a mains-fed shower, WC, and wash hand basin. The second bedroom is also a comfortable double, making it ideal for guests, a home office, or shared living.

Completing the accommodation is the stylish family bathroom, featuring a freestanding bath, contemporary wash basin set within a vanity unit, and WC, offering a relaxing and well-appointed space.

Externally, the property benefits from an allocated parking space, with additional visitor parking available nearby. Conveniently positioned close to local amenities, schools, and transport links, this well-presented apartment combines comfort, practicality, and location, presenting an excellent opportunity for a wide range of buyers.

**Agent note:**

125 year lease commencing 1 November 2006

Ground rent - £300 / year

Service charge - £80 / month

**Location:**

Wistaston village is situated 3 miles from the historic market town of Nantwich and benefits from shops and local public houses, village hall with active social calendar and community groups, church and mini supermarket within the area. There are local schools easily accessible from the property and excellent road connections to the A500 and M6 motorway network. Local bus routes also service the area along with Crewe Railway Station with fast access to London and other major cities.



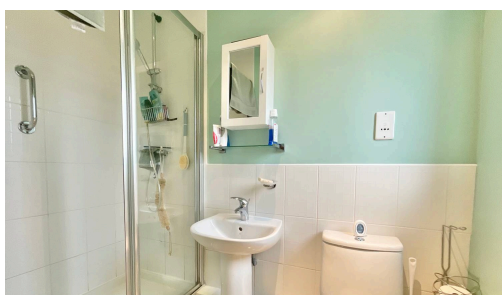
Spacious top-floor Wistaston apartment with 2 double bedrooms, en-suite, open-plan living, modern kitchen, allocated parking, and great transport links. Ideal for first-time buyers or investors.

Council Tax band: C

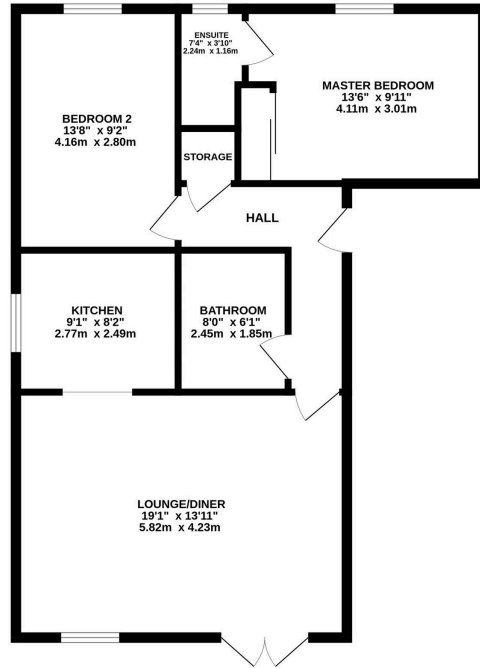
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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