



## Flat 18, Mill House Queens Drive, Nantwich

£110,000 Leasehold



Sought-after over-55s development in Nantwich, with a first-floor apartment and no onward chain • Spacious open-plan living/dining area with Juliette balcony and electric feature fireplace • Modern fully fitted kitchen with integrated appliances and space for white goods • Two double bedrooms, including a main bedroom with fitted wardrobes and direct bathroom access • Wet room with WC, basin, and shower, plus practical storage in the entrance hall • Excellent communal facilities: residents' lounge, bistro, hairdresser, laundry, lift access, warden service, landscaped grounds, and parking



Mill House is one of the most desirable over-55s developments in Nantwich, and this first-floor apartment is particularly special. The apartment offers a spacious open-plan living and dining area featuring a Juliette balcony and an electric fire set within a decorative surround, along with an opening into a modern, fully fitted kitchen. There are two well-proportioned double bedrooms, as well as a bathroom.

The development itself benefits from excellent communal facilities, including a large residents' lounge complete with a TV, games area, and a well-stocked bookshelf of reading material, as well as a bistro, an on-site hairdresser, and a laundry room. There is also a warden service for added peace of mind. Access throughout the building is made easy with both a lift and stairs equipped with a stair lift. The property is set within well-maintained communal grounds, and there is parking available to the rear. It is also offered with no onward chain.

Access to the apartment is via a communal entrance leading to the first floor. Inside, the entrance hall provides access to the living room, both bedrooms, and the bathroom, and also benefits from a useful storage cupboard. The kitchen is fitted with a modern range of wall and base units with work surfaces and contrasting tiling, along with an inset hob, extractor hood, and built-in oven. There is also space and plumbing for a washing machine, dish washer, and fridge freezer.

The main bedroom is a spacious double room with a window to the rear, fitted wardrobes, a TV point, and a pull cord for warden assistance, and it also provides direct access to the bathroom, which is fitted with a low-level WC, wash hand basin, and shower enclosure, along with tiled walls and an extractor fan. The second bedroom is another double room with a window to the rear.

Outside, there is a patio area within the communal grounds that is ideal for relaxing or enjoying evening drinks, as well as a private parking area for residents.

**Agents Note:** A service charge is payable which includes all utilities excluding council tax, facilities and ground rent - this is £563.25 per calendar month. 75% is being sold with no rent payable on the remaining 25%. Buyers must be over 55 or have a qualifying health condition.

#### **Location:**

Nantwich is a historic market town located in the county of Cheshire, England. It lies on the banks of the River Weaver and is approximately 5 miles south-west of the larger town of Crewe. Nantwich has a rich history that dates back to Roman times, and it is known for its well-preserved medieval architecture and charming streets.

One of the most prominent features of Nantwich is its black and white timber-framed buildings, which give the town a distinctive character. The town centre is filled with historic structures, including the Nantwich Town Walls, St. Mary's Church, and the Queen's Aid House. The Nantwich Museum, located in a restored Georgian townhouse, offers visitors an opportunity to explore the town's history and heritage.

Nantwich is also famous for its annual food and drink festival, which takes place in September and attracts



Spacious 2-bed first-floor apartment for over-55s in Nantwich. Open-plan living, Juliette balcony, wet room, communal lounge, bistro, lift, parking, no chain. Council Tax band: B

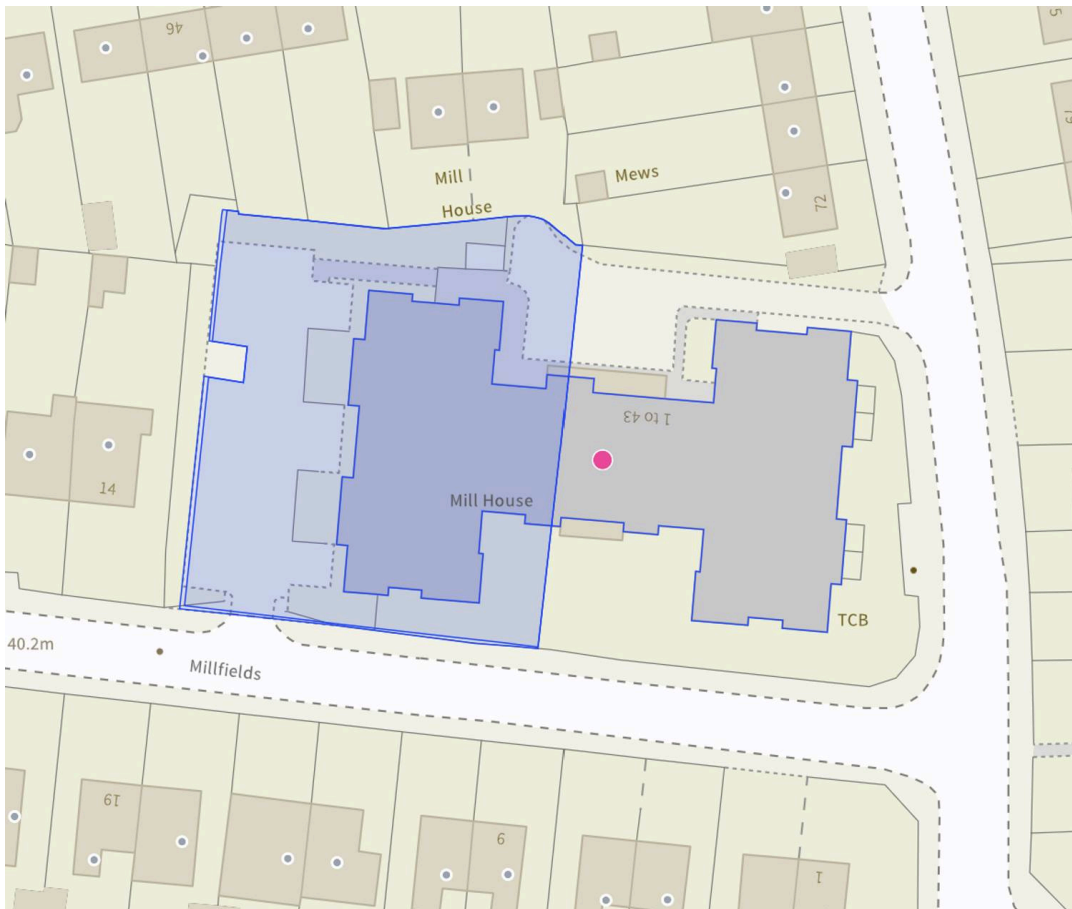
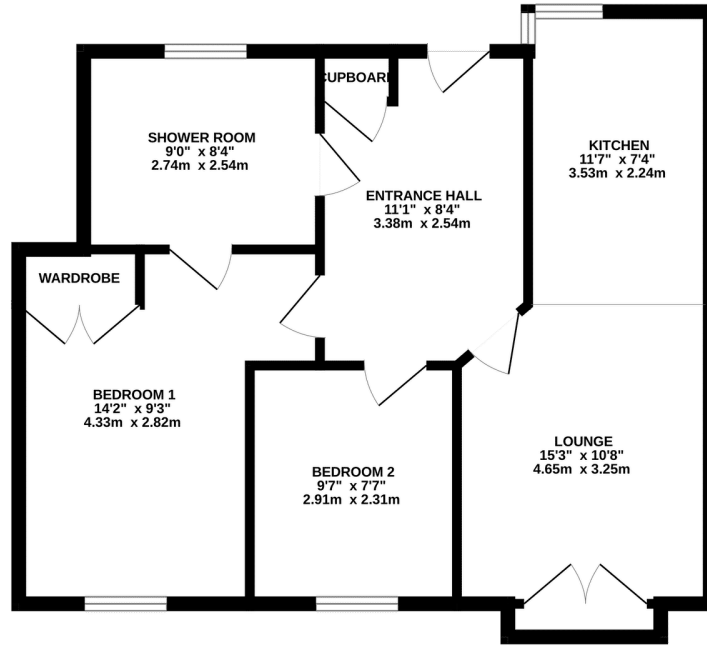
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



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