



9 Clough Court, Nantwich

£135,000 Leasehold



Offered for sale with no onward chain. • Two-bedroom apartment in a sought-after Nantwich location. • Spacious living/dining room with a well-equipped kitchen. • Versatile second bedroom, ideal as a home office. • Allocated parking space.



This two-bedroom apartment in the sought-after town of Nantwich offers comfortable and practical living, making it an ideal home for first-time buyers, professionals, or those looking to downsize. Offered with no onward chain, the property is ready for its next owner to move into with ease.

The property features a spacious open-plan living and dining area, providing a welcoming space to relax or entertain. The adjoining kitchen offers generous worktop and cupboard space, along with designated space for an oven, fridge/freezer, and washing machine.

The apartment comprises two bedrooms, including a spacious double principal bedroom and a versatile second bedroom that is perfect as a guest room, nursery, or home office for those working remotely.

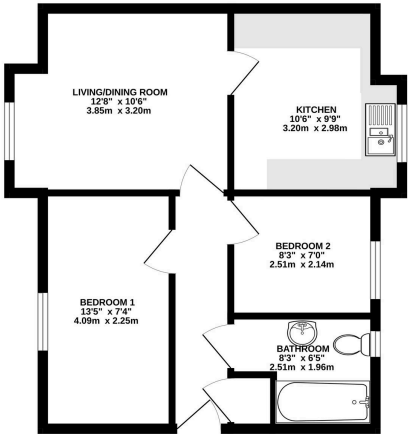
The main bathroom is fitted with a bath and overhead shower, offering both convenience and flexibility. Additional storage is provided by a useful cupboard located in the entrance hall.

Externally, the property benefits from an allocated parking space, adding further practicality to this attractive home.

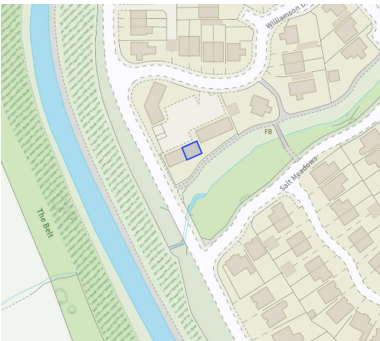
Situated in the charming market town of Nantwich, the apartment enjoys easy access to a range of local amenities, shops, cafés, and transport links, making it a convenient and desirable place to live.



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 477 sq.ft. (44.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and other areas should be taken as approximate and not guaranteed to be exact. The floorplan is for information only and should not be used as a basis for any legal proceedings. The floorplan is not a contract and should not be relied upon for any other purpose. The floorplan is not a guarantee of any kind and should not be used as a basis for any other purpose. The floorplan is not a guarantee of any kind and should not be used as a basis for any other purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

Modern two-bedroom Nantwich apartment with open-plan living, main bathroom, storage, parking, and no onward chain. Close to amenities, shops, and transport links. Ideal for professionals or downsizers.

Council Tax band: B

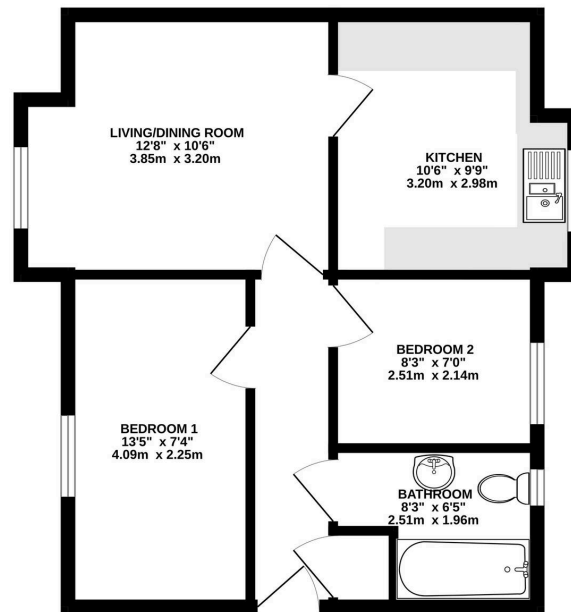
Tenure: Leasehold

EPC Energy Efficiency Rating: B

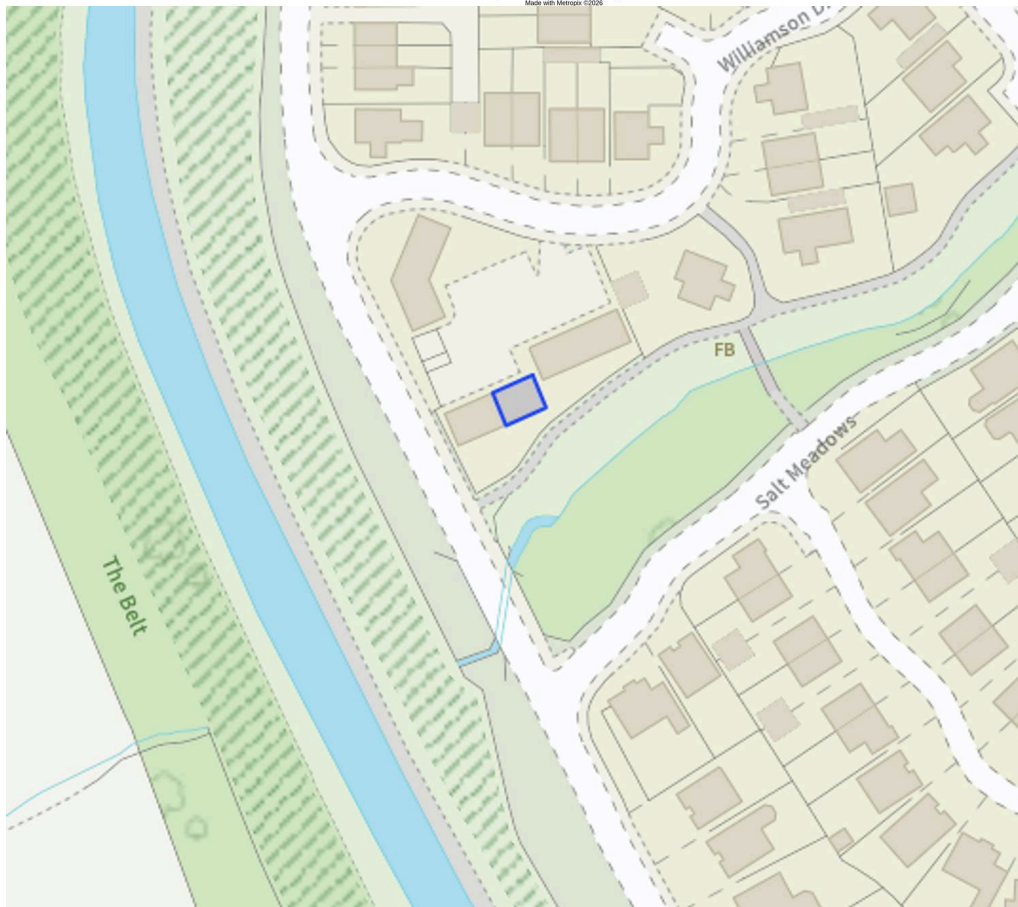
EPC Environmental Impact Rating: B



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