



# Jinks Aston

# FOR SALE



## 14 Waverley Court, Crewe, Cheshire, CW2 7BE

**£50,000**

A nicely proportioned one bedroom first floor apartment, set in the Waverley Court block development, ideal for retired residence and convenient for commuters for main Railway Station. The building benefits from PVC double glazing and main communal building central heating. Having own electric meter. The building being well maintained, along with the grounds. Accommodation: main communal reception area with intercom system with caretaker. Reception hall. Lounge/diner. Kitchen combined utility store. Main double bedroom. Separate shower room with enclosed double shower cubicle with electric shower. Ample communal parking spaces.

Jinks Aston Ltd  
228 Nantwich Road  
Crewe, Cheshire  
CW2 6BP

01270 2571 73  
sales@jinksaston.co.uk  
f facebook.com/jinksaston  
t @jinksaston

### **The Accommodation Comprises:**

The one bedroom first floor apartment is accessed via a main intercom reception door. Ground floor lobby taking the left hand lift to the first floor, turning left out of the elevator, to the end of the corridor and turning right, where number 14 will be located on the right hand side. The main front having an inspection visitor keyhole. Door giving access into the reception hall.

### **Reception Hall**

8'5" x 4'3"

Double panelled radiator. Telephone hand piece for intercom to main reception door and button for allowing entry. Ample space for cloak hook hanging facilities. Telephone extension point. Three doors, giving access off to accommodation.

### **Lounge/Diner**

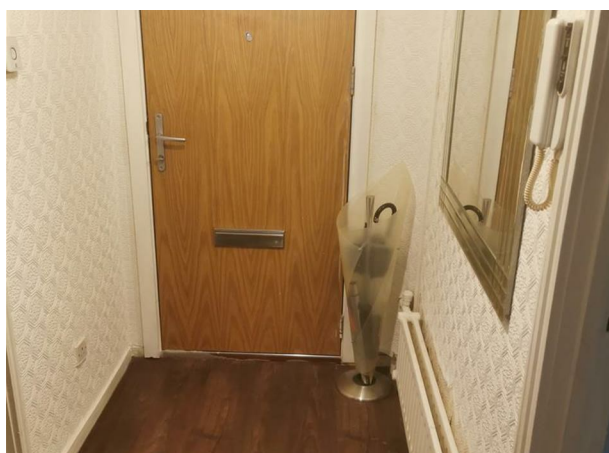
15'7" x 12'8"

Nicely proportioned reception room. Having sufficient space for both lounge and dining room furniture. Two large opening PVC double glazed window to the front elevation, overlooking the main reception entrance area and the maintained lawn and tree lined grounds. Large single panelled radiator. T.V aerial point. Cove finished surround to the ceiling. Door giving access through to the kitchen, combined utility store.

### **Kitchen & Utility**

15'7" x 12'8"

Having a range of fitted wall and base units. Having a single stainless steel sink and drainer inset with mixer tap. Space and plumbing for washing machine. Tiled splash back surround. Electric cooker point. Door giving access to the built in shelved storage cupboard, previously being the airing cupboard cabinet. Sliding door, giving access through to the utility store area, where we have a large double wall cabinet. Ample space for fridge/freezer appliance and housing the electric meter and main fuse switches.





## **Bedroom**

12'6" x 8'5"

Cove finished surround to the ceiling. Large opening PVC double glazed window to the front elevation. Single panelled radiator. T.V aerial extension lead.

## **Shower Room**

6'8" x 5'7"

Having a white three piece suite, comprising of low level W.C with pine finished seat. Single wash hand basin set into a pine finished vanity cupboard. Fully enclosed 1200mm double shower cubicle with sliding shower screen entrance doors, housing a Triton electric shower. Built-in double opening airing cupboard, housing both hot and cold water storage tanks.

## **Directions**

From our office on Nantwich Road, proceed in the direction of the railway station, passing through the first set of traffic lights on reaching the second set of traffic lights turn left onto Mill Street, then take the second turning right into Herdman Street on the right hand bend turn left signed Railway Street, Waverley Court building is located on the left hand side, proceed round the rear of the building, where there is ample parking.

## **Tenure**

The property is understood to be leasehold with a 125 year lease from September 1989. Annual ground rent of £10.00 per annum. Approximate annual expenditure in the region of £1,800, this includes heating, communal lighting, maintenance, care taking, CCTV and repairs and maintenance, e.g. Boilers, general repairs, fire extinguishers, maintenance contractors, insurance, ground rent and management charge.

## **Please Note**

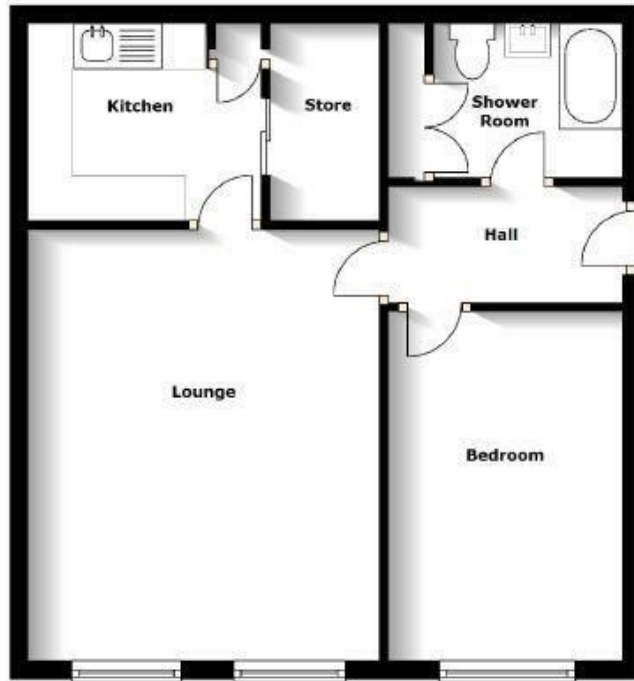
There is a condition of no pets or children allowed in residence

## **Services**

Own Separate electric meter, mains drainage, building has communal main boiler central heating system.



## Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using The Mobile Agent.

