



## 17 Castle Court Mill Street, Nantwich

£199,950 Leasehold



Exceptional two-bedroom, two-bathroom second-floor apartment located in the heart of Nantwich town centre • Open-plan lounge, kitchen, and dining area with French doors leading out to a private balcony • Elegantly designed kitchen with granite worktops, shaker-style cabinetry, and integrated appliances • Spacious master bedroom boasts dual aspect windows and en-suite bathroom • Complete with the added convenience of a secure parking space on the basement level • The property is offered for sale chain-free, this is an opportunity not to be missed for those looking to seamlessly integrate luxury living with the convenience of a central town location



Situated in the heart of the town centre, this exceptional two-bedroom, two-bathroom second-floor apartment offers a luxurious urban lifestyle with a touch of tranquillity. Boasting captivating views overlooking the River Weaver, this property blends modern convenience with scenic beauty. The main entrance door opens onto the hallway from which you can access all rooms. To the left leads to an open-plan lounge, kitchen, and dining area flooded with natural light. The French doors open out to a private balcony, where you can unwind and enjoy the picturesque river views just to the side. The kitchen is practically designed with granite worktops, shaker-style cabinetry, and integrated appliances, including a dishwasher, microwave, and fridge freezer. An electric oven and hob with an extractor over complete this culinary space. The apartment features newly laid carpets throughout, enhancing the fresh and contemporary atmosphere. The oak-effect doors add a touch of elegance to each room. A storage cupboard conveniently houses a washer/dryer machine and electric boiler, ensuring practicality meets style seamlessly. The spacious master bedroom boasts two windows, offering ample natural light and picturesque views of the surroundings. The en-suite bathroom has a mains-fed shower, wall-hung wash hand basin, and WC, and a chrome radiator for both warmth and purpose within this space.

The second bedroom is also a good size whether used for a child, guests or home office. It's also worth noting that all the windows have restrictors or locks. The family bathroom compliments the property with a bath and shower attachment, a wall-hung wash hand basin, WC, and chrome radiator, all finished to the highest standards. Residents of this exquisite property will have access to an internal courtyard, providing a serene space for relaxation amidst the urban hustle and bustle. For added convenience, a secure single parking space on the basement level ensures peace of mind for vehicle owners. Further enhancing practicality, the building features stairs and lifts for easy access to all floors, making this apartment suitable for residents of all ages. This property is offered chain-free, and is an opportunity not to be missed for those looking to seamlessly integrate luxury living with the convenience of a central town location.

Elegantly designed and strategically located, this town centre apartment offers a lifestyle of luxury, comfort, and convenience. Book your viewing today to experience the epitome of urban living.

### **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 thousands of visitors. The festival showcases a variety of local and regional produce, including Cheshire cheese



Luxurious two-bedroom, two-bathroom apartment with stunning River Weaver views in central Nantwich. Open-plan living, elegant kitchen, modern bathrooms, balcony, courtyard, lift access, and secure parking. Ideal blend of urban convenience and tranquil living.

Council Tax band: D

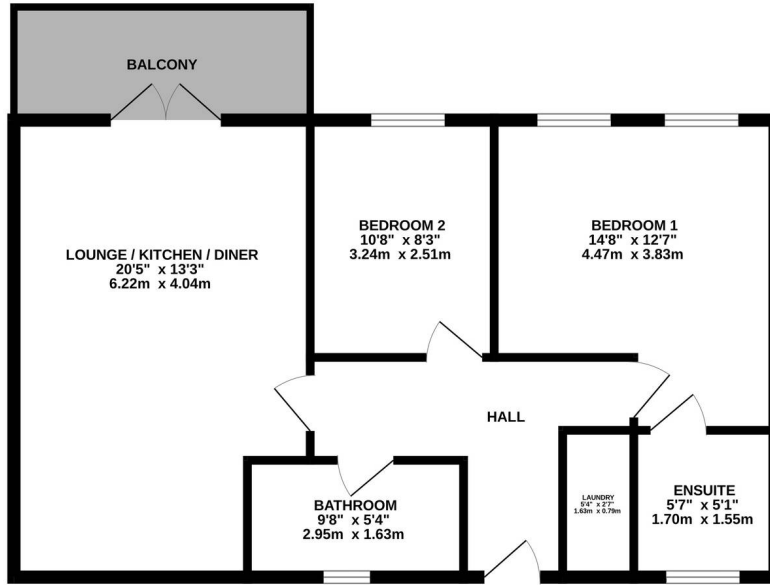
Tenure: Leasehold

EPC Energy Efficiency Rating: D

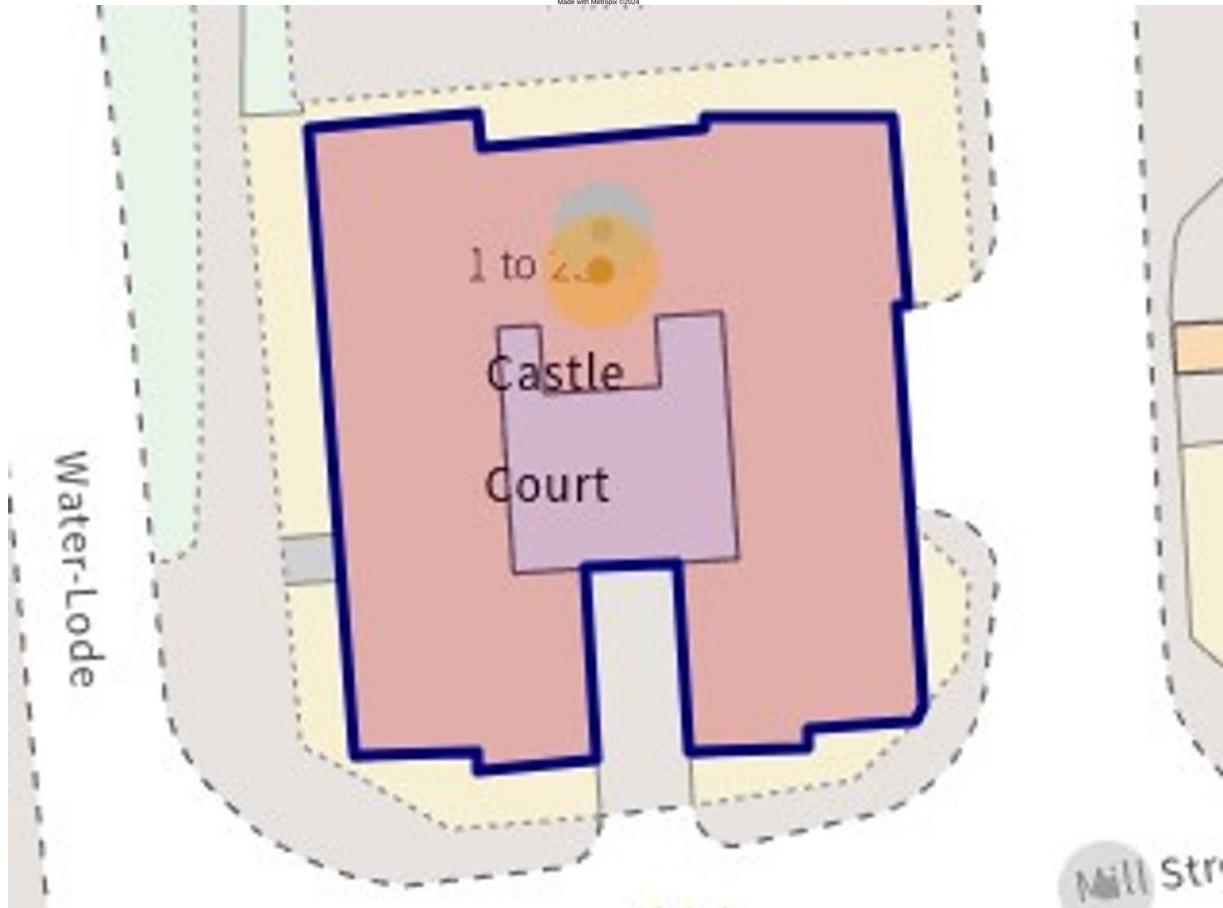
EPC Environmental Impact Rating: C



GROUND FLOOR  
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.9 sq.m.) approx.  
Whilst 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 error, omission or mis-statement. 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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