

**Hazel Way,Edleston NANTWICH CW5 5XH**

swetenhams

***welcome to***

## Hazel Way, Edleston NANTWICH

Stylish one-bedroom apartment in Nantwich, offering modern living space, a well-appointed kitchen, and easy access to local amenities, transport links, and charming town centre attractions. Perfect for first time buyers.



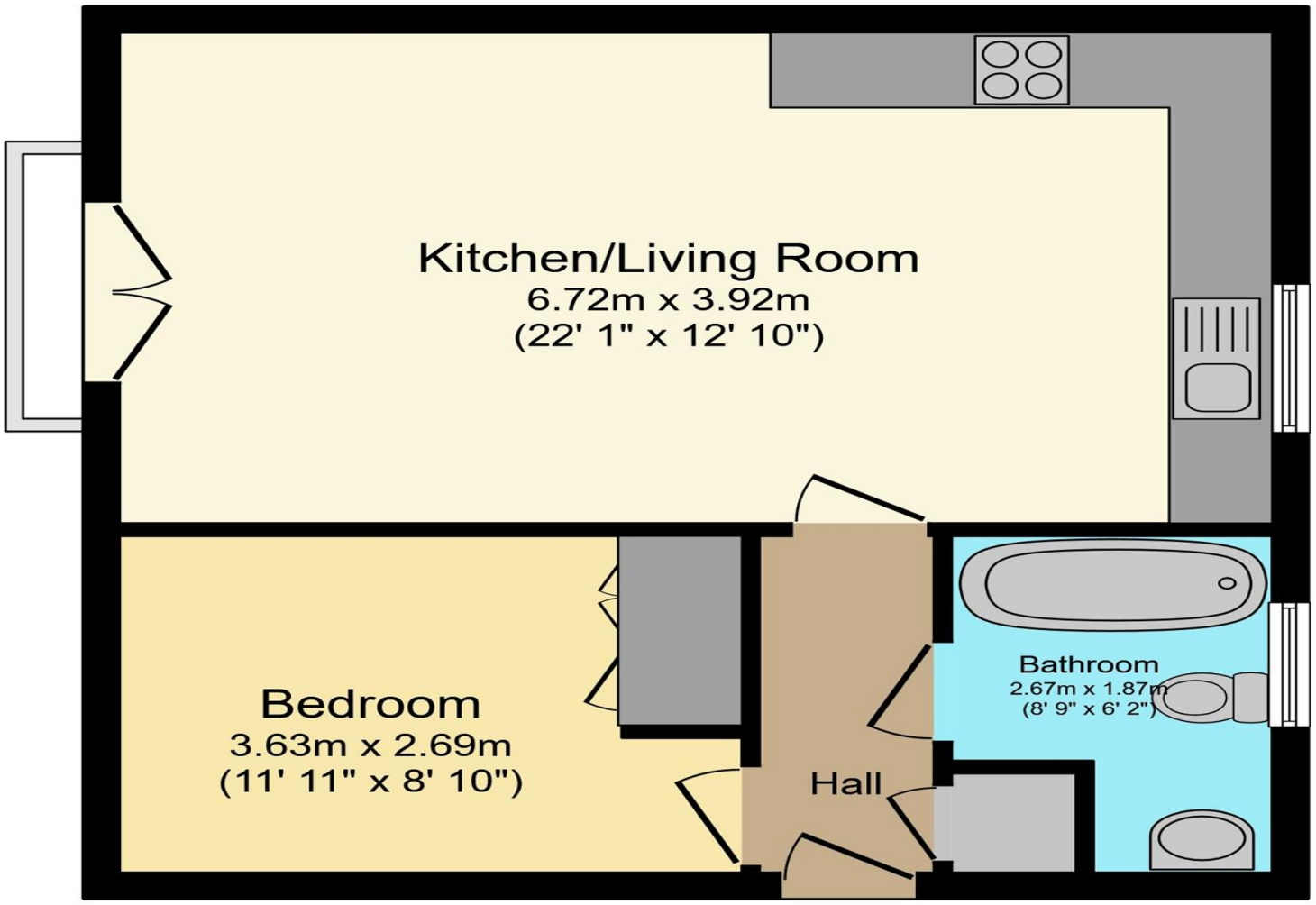













Total floor area 45.1 m² (485 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Hallway

## Kitchen/Living Room

22' 1" x 12' 10" ( 6.73m x 3.91m )

## Bedroom

11' 11" x 8' 10" ( 3.63m x 2.69m )

## Agents Note

Agents Note: This property is currently under shared Equity in conjunction with Cheshire East council. The advertised price is for the sellers 70% share. £0 per month is paid to the Housing Association as rent for the retained share. Service Charge is £191; Ground Rent is £1,536. Please contact Cheshire East council for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

## Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

## Agents Note

Criteria for applicants is the home must be the buyer's permanent residence; these homes cannot be rented out under any circumstances.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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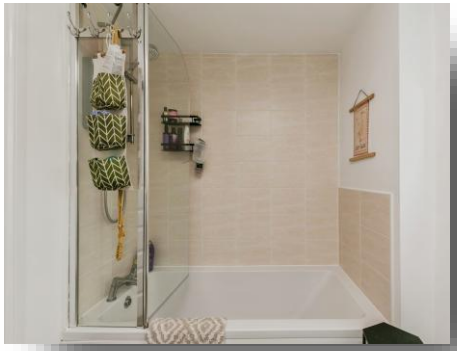
# Hazel Way, Edleston NANTWICH

- 70% Shared Equity Home
- No Extra Rent to Pay
- Spacious One-Bedroom Apartment
- Bright and Airy Open-Plan Living Area
- Generous Double Bedroom

Tenure: Leasehold EPC Rating: B
Council Tax Band: A  Service Charge: 191.00
Ground Rent: 1536.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £89,999










Please note the marker reflects the postcode not the actual property

**view this property online** swetenhams.co.uk/Property/WSF108938

The Property Ombudsman

Property Ref:
WSF108938 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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