



MISREPRESENTATION ACT 1967.

Messrs Wright-Manley for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs.Wright-Manley has any authority to make any representation whatever in relation to this property.

Time to get your running shoes on as this superb apartment won't be around for long!!! Ideal for Investors or First Time Buyers this Spacious two bedroom second floor apartment situated in communal grounds and close to the town centre with all its amenities and local transport links. Call us now to book your viewing on 01606 41318.

AGENTS REMARKS

This property is perfect for first time buyers or a landlord. Just a short distance walk to the nearby town centre with its great amenities and recreational facilities. Very quietly situated with ample parking and communal gardens. Service charge for 2019 was approx. £900 also a yearly ground rent is payable of £100 per annum. The service charge covers building insurance, garden maintenance, cleaning of communal areas, lighting of communal areas and window cleaning.

LOUNGE

12'0" x 14'6" (3.66 x 4.42)

With two large uPVC double glazed windows to the rear and side elevations, laminate flooring and two double radiators.

MAIN BEDROOM

10'0" x 15'3" (3.05 x 4.65)

With a large uPVC double glazed window to the rear elevation, central heating radiator, laminate flooring

BEDROOM 2

10'7" x 9'10" (3.23 x 3.02)

With a uPVC double glazed window to the side elevation, central heating radiator, laminate flooring

BATHROOM

8'9" x 6'5" (2.69 x 1.96)

Fitted with a low level WC, pedestal wash hand basin and a panelled bath with electric Triton TBO shower over and shower screen, uPVC double glazed window, radiator, laminate flooring.

DINING KITCHEN

9'6" x 14'4" (2.92 x 4.39)

Fitted with a range of wall and base units, stainless steel sink, oven and hob, space and plumbing for washing machine, space for a fridge freezer, room for a table and chairs, uPVC double glazed window to the front elevation, central heating radiator, laminate flooring

EPC

83 / 87 D

SERVICES

We believe the following services to be connected to the property: gas, electricity, water and mains drainage

TENURE

We believe the tenure of the property to be leasehold

ENTRANCE HALL

With a laminate floor, double radiator and entry phone intercom. Large storage cupboard with shelving

EXTERIOR

The property stands in communal gardens which are maintained by the management company. There is one allocated parking space along with additional visitor parking

spaces. Situated in a quiet area but close to Northwich town centre

MARKET APPRAISAL

"Thinking of Selling"?

Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

VIEWINGS

Strictly by appointment with the Agents Northwich office: Telephone number : 01606 41318

SALES PARTICULARS

The sales particulars have been prepared for the convenience of prospective purchasers and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give ground for an action in law.

ENTRANCE DOOR

Accessed by a secure entry system the apartment is situated on the first floor.