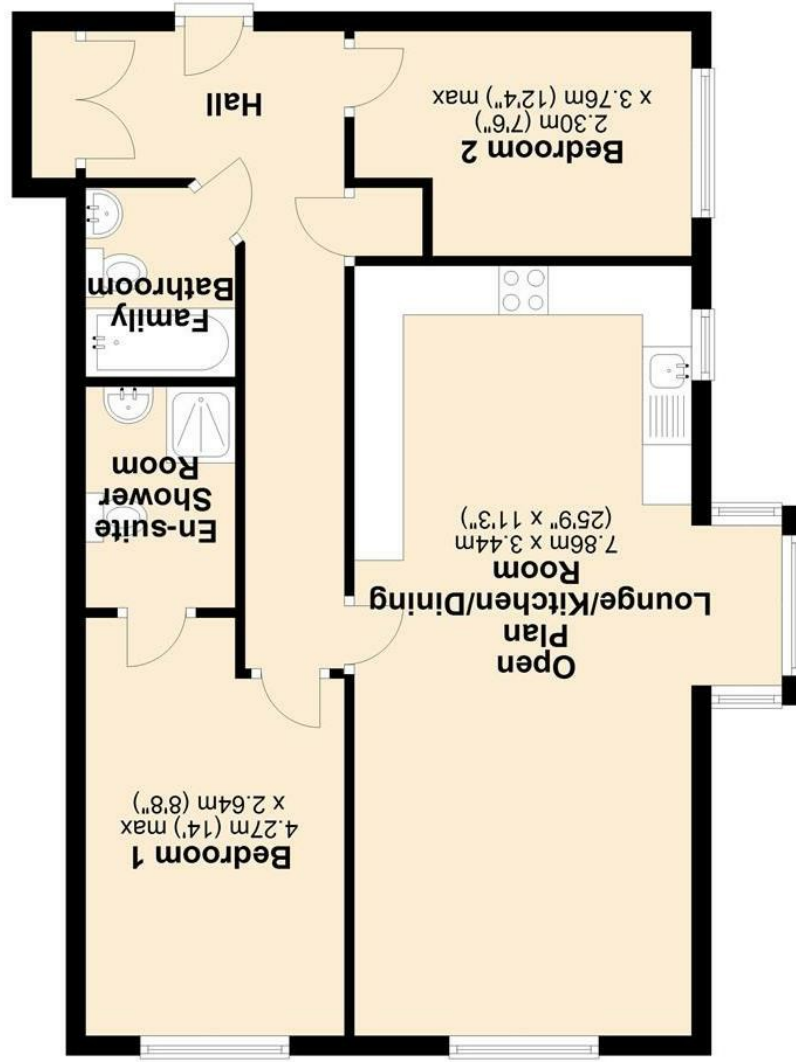


MISREPRESENTATION ACT 1967.  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and 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 Marshall has any authority to make any representation whatever in relation to this property.

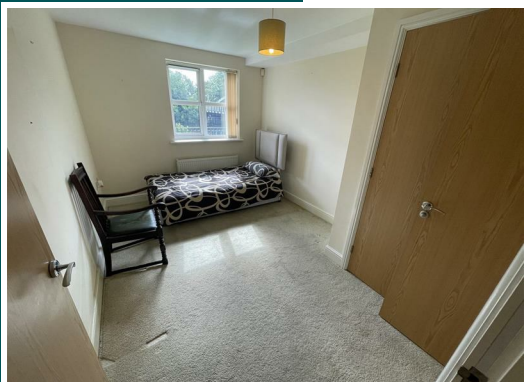
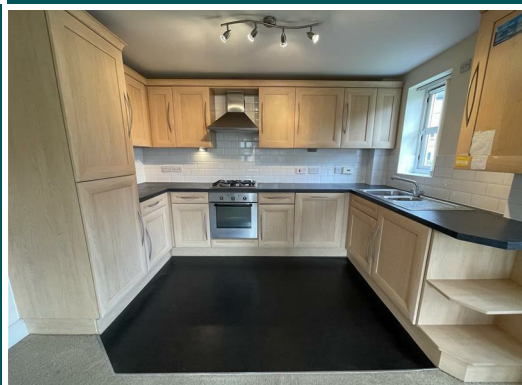
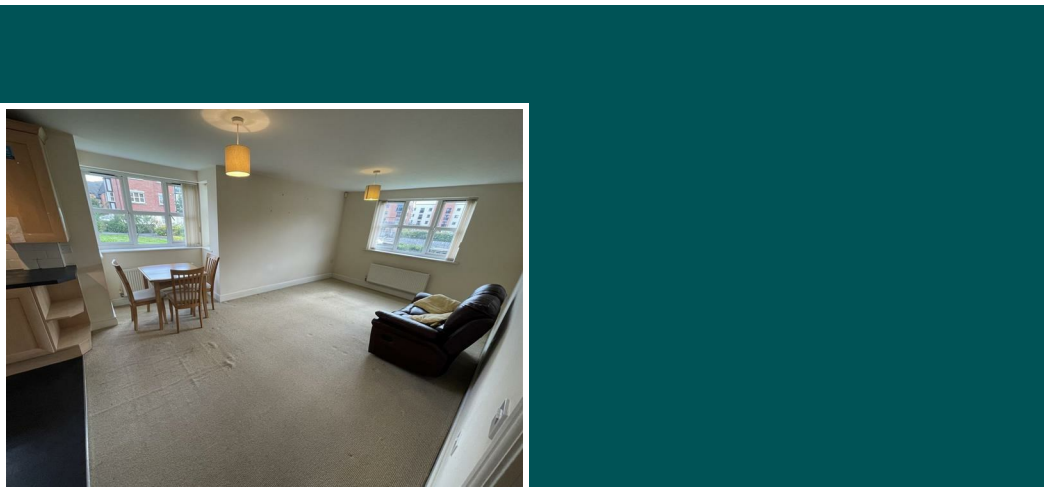
Total area: approx. 66.1 sq. metres (711.3 sq. feet)



Ground Floor  
Approx. 66.1 sq. metres (711.3 sq. feet)



OFFERS IN THE REGION OF £140,000



24 FRESHWATER VIEW  
 NORTHWICH  
 CW8 1GL



COUNCIL TAX BAND: C





A well presented ground floor apartment with river views, allocated parking and located within walking distance of Northwich town centre, SOLD STC off market

#### Tenure

108 years remaining on the 125 year lease, the service charge is approximately £632 per annum payable to Matthews Block Management and the ground rent is approximately £200 per annum, paid 6 monthly to Castle Keep (Northwich) Management Company Limited.

#### Description

Purchased by the late vender in July 2011, the property has been maintained throughout presenting the perfect opportunity for a first-time buyer or buy-to-let investor.

Freshwater View is a modern development of apartments located on the River Weaver with fantastic views and walks and conveniently located in the heart on Northwich town centre. Particular mention must be made of the allocated parking space for this property which is conveniently located right outside the entrance to the block and visitors parking is also available on site or immediately external to Freshwater View.

Located on the ground floor, this apartment is perfectly positioned for interested parties with mobility issues who maybe feel that they're not quite ready for a retirement property just yet. Particular mention must be made of the large box window in the open plan living space, flooding the room with natural light.

The communal hallway accommodates an intercom system, meter cupboard and letterbox for each apartment. All communal areas are regularly cleaned.

The hallway within the apartment includes a large built-in storage cupboard, perfect for storing hoovers and maidens. Off this hallway is the main three piece family bathroom.

Bedrooms one and two are both doubles and the larger of the two enjoys a modern three-piece shower en-suite.

The open plan living space measures 25 ft 10 by 11 ft 3, an excellent size for entertaining family and friends.

Adjacent is the modern kitchen which includes eye-level and low-level units, one of which houses the combi boiler, fitted appliances including a single oven, gas hob, extractor fan, refrigerator and washing machine.

Northwich town centre is just a short walk across the Weaver bridge, past our office on the Bullring, and home to a range of supermarkets including Waitrose, Asda and Sainsbury and a range of independent cafes, bars and restaurants.