



Wright Marshall
Estate Agents

**FLAT 9, 32 FOXENDALE CLOSE, NORTHWICH
CW8 4GY**

OFFERS IN EXCESS OF £80,000



*****CURRENTLY LET AT £450 PCM ON A 12 MONTH TENANCY FROM JUNE 2021***** Ideal for an investor here we have a one bedroomed apartment located close to Greenbank Train Station. The accommodation includes: hallway, lounge, kitchen, bedroom and bathroom. Externally there are communal gardens and allocated parking.

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Hallway

Accessed via front entrance door. Doors to Bathroom, Bedroom, Lounge & Kitchen.

Lounge

16'8 x 9'5 (5.08m x 2.87m)

Two Double glazed windows. Electric Radiator.



Kitchen

9'8 x 8'6 (2.95m x 2.59m)

Range of wall, drawer and base units with work surfaces above. Electric oven, electric hob and extractor hood. Space for Washing Machine & Fridge. Double glazed window.



Bedroom

14'6 x 8'0 (4.42m x 2.44m)

Double glazed window. Electric Radiator.

Bathroom

Low level WC, wash hand basin and panelled bath with shower above.

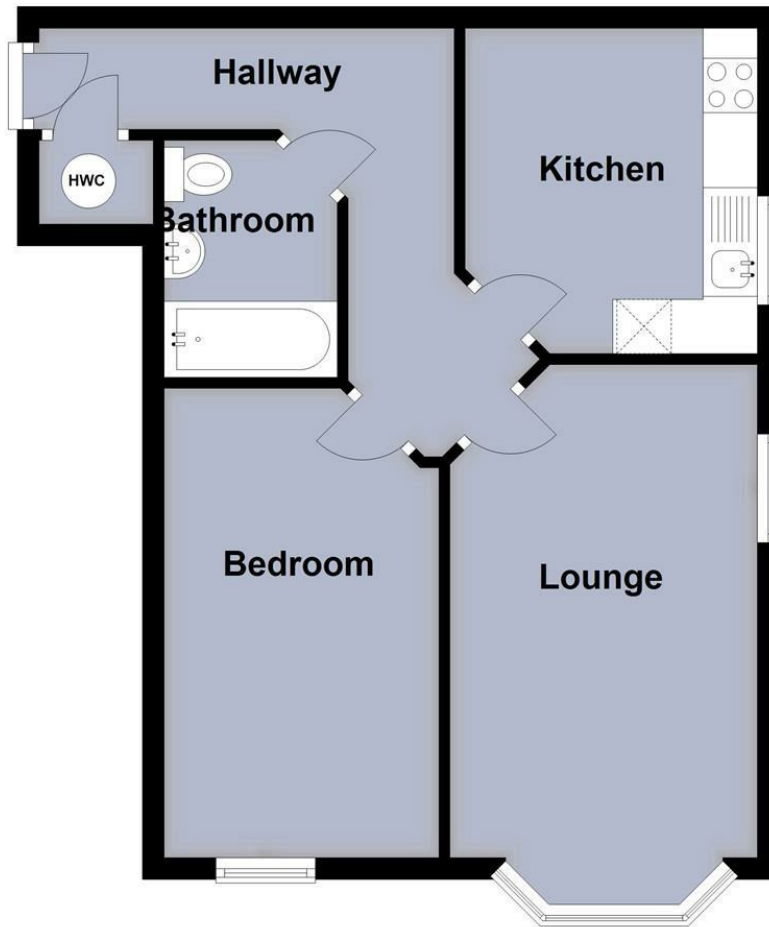


Externally

Communal Gardens and allocated parking.

Ground Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



Total area: approx. 44.1 sq. metres (474.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		83	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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