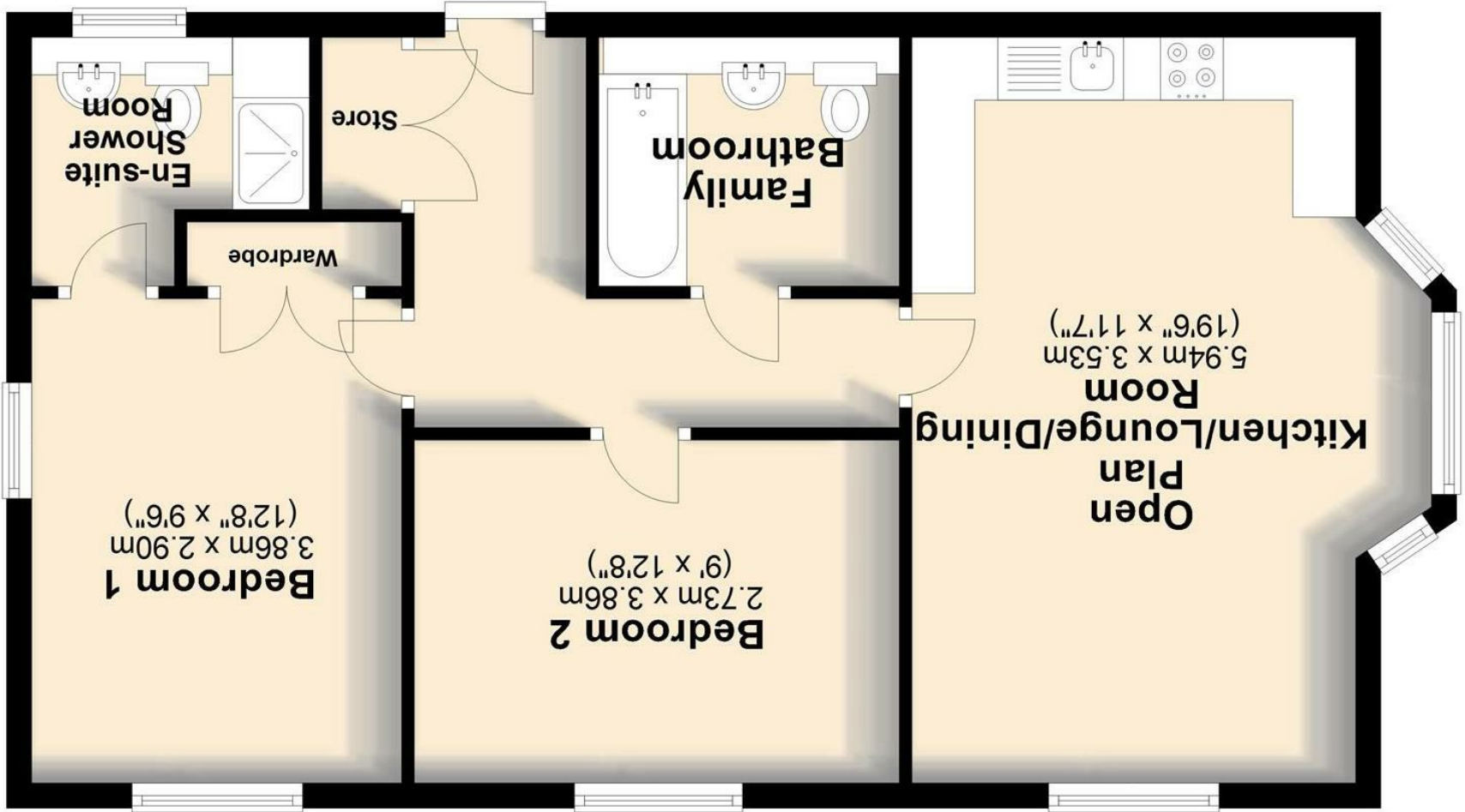


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
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 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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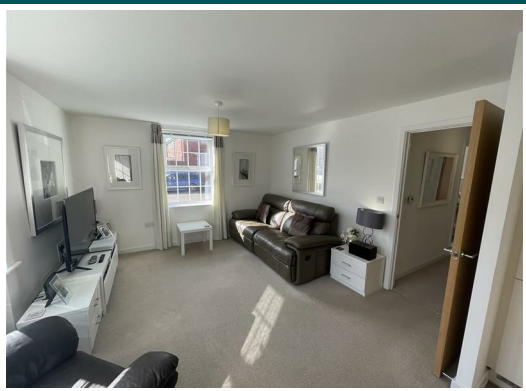
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Ground Floor



OFFERS IN THE REGION OF £170,000



2 WILLIAM COURT  
 WESTERN WAY  
 WINNINGTON VILLAGE  
 NORTHWICH  
 CW8 4HN

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**\*\*\*VIDEO TOUR AVAILABLE\*\*\* TWO DOUBLE BEDROOM, GROUND FLOOR apartment available at William Court, Winnington Village.**

This light and spacious apartment with allocated parking is available with no vendor chain and is the perfect opportunity for first time home buyers and buy to let investors.

Accommodation boasts communal entrance hallway, entrance hallway with spacious storage, one double bedroom with an en-suite shower room, another double bedroom, a three piece family bathroom and a deceptively spacious open plan lounge/kitchen/dining room with large double glazed windows, flooding the room with natural light.

**Lease**

144 years left remaining on the 150 year lease. The ground rent is payable to David Wilson Homes and equates to £10 per annum. The service charge is payable to Premier Estates and equates to £1,157.36 per annum and increases relative to RPI.

**Externally**

Allocated parking for one vehicle and multiple visitor car parking spaces available. Gas metre located to the front of the apartment block.

**Communal Hallway**

Entered via a glass panelled timber door to the communal entrance hallway where the cupboard housing the electric metres are kept.

**Entrance Hallway**

Entered via a timber door with intercom system, storage cupboard housing washer dryer, single radiator and one ceiling light point.

**Bedroom One**

Single radiator, large double glazed window to the front aspect, tv aerial point, built in wardrobes, door leading to en-suite shower room and one ceiling light point.

**Bedroom Two**

Single radiator, large double glazed window to the front aspect and one ceiling light point.

**Family Bathroom**

Laminate flooring, partly tiled, bath, sink, toilet, heated towel rail, ceiling mounted extractor fan and one ceiling light point.

**Open Plan Lounge/Kitchen/Dining Room**

Laminate flooring, low-level and eye-level units with granite effect tops, built-in Zanussi hob and oven, built-in American fridge freezer, cupboard housing ideal Combi boiler, sink with drainer, two single radiators, TV aerial point large double glazed windows to both the front and side aspects and two ceiling light points.

**Lease**

145 years left remaining on the 150 year lease. The service charge is TBC, the ground rent £10 per annum and the management company is Premier Estates.

**En-Suite Shower Room**

Laminate flooring, heated towel rail, toilet, sink, walk-in power shower cubicle, frosted double glazed window to the rear aspect, ceiling mounted extractor fan and one ceiling lights point.