

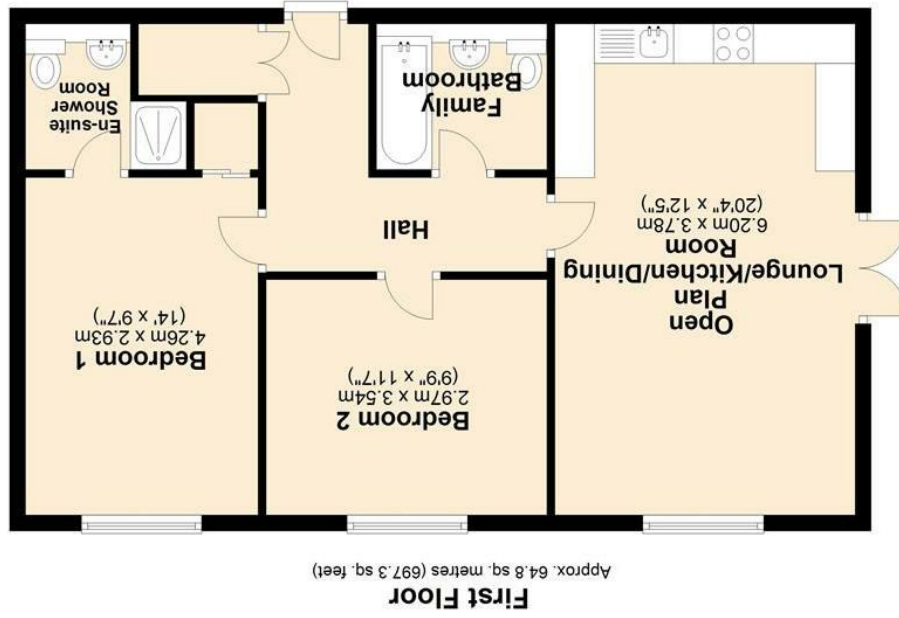
MISREPRESENTATION ACT 1967.

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.

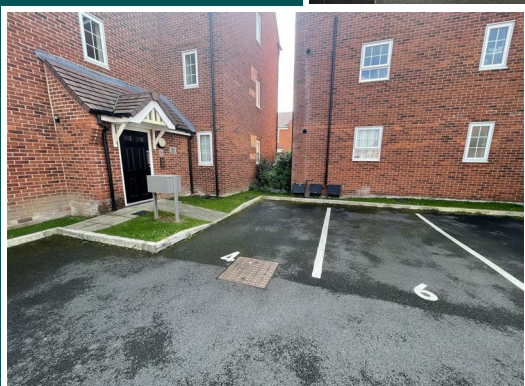
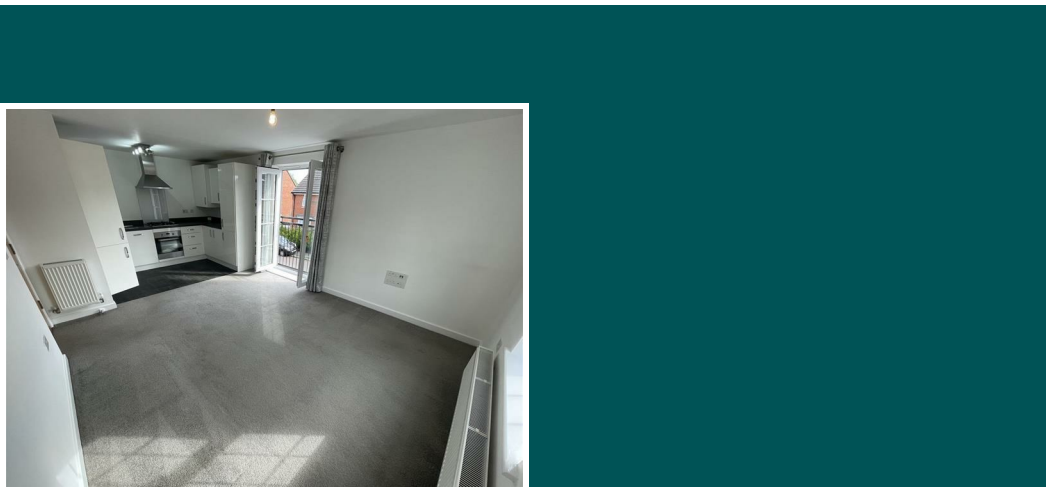
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves 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. 64.8 sq. metres (697.3 sq. feet)



OFFERS IN THE REGION OF £140,000



4 WILLIAM COURT
 WESTERN WAY
 WINNINGTON VILLAGE
 NORTHWICH
 CW8 4HN

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Modern chain free first floor apartment with a Juliet balcony located in highly sought after Winnington Village

Vendors Situation

This property is empty and available chain free. The vendors previously lived in the property, then rented it out for a period and have now simply decided to sell.

Tenure

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 £1,336 per annum and increases relative to RPI.

Description

Purchased by the current vendors from new in May 2017, this modern chain free first floor apartment is the perfect opportunity for a first time home buyer or a downsizer looking to acquire a lock up and leave.

Built by David Wilson Homes, this property is located in the heart of Winnington Village and a short walk up Winnington Lane to Northwich town centre.

The communal hallway is accessed via an intercom system both to the front aspect from the road side off Brassey Grange and to the rear aspect where the car park is located where one allocated car parking space is included with this property and multiple visitors spaces are available also.

The property is located on the first floor and accommodation comprises spacious hall with a large built in storage cupboard with space for a washer/dryer, coat and shoe storage.

Bedroom one has the added benefit of a built in wardrobe, two double glazed windows flooding the room with natural light and a modern three piece en-suite shower room.

Bedroom two, also a double is the perfect size for a spare bedroom/nursery or a large home office with a double glazed window to the side aspect.

The deceptively large modern three piece family bathroom is located off the hallway.

The modern open plan lounge/kitchen/dining room measures 20 ft 4 by 12 ft 5 creating a large entertaining area, perfect for modern living with a Juliet balcony to the front aspect and a double glazed window to the side aspect creating a lovely bright living space.

The kitchen has a range of low-level and eye-level units, one of which houses the combi boiler and benefits from a range of integrated appliances including an electric oven with a gas hob, a family sized dishwasher and fridge freezer.

Winnington Village is a growing destination for young professionals and families moving from surrounding areas in Cheshire, South Manchester and Liverpool.

With fantastic primary schools such as Winnington Park County Primary School and secondary schools including Hartford High School located within walking distance and amenities now built within the village including the Cooperative, it is clear to see why more and more clients are moving into the village.

Various sports team including Northwich Rugby Union Football Club, Hartford Football Club and Northwich Cricket Club all play at the Moss Farm Leisure Complex located on Fidale Road only a short walk away from Winnington Village, with plans having been proposed for a new pedestrian walk way to be built direct from the village to the leisure complex.

Greenbank train station (Chester-Manchester line) is only a 5 minute drive away connecting commuters across the North West, Hartford train station (Liverpool-Crewe line) is only a 5 minute drive away and Manchester airport is only a 30 minute drive away.

