



Wright Marshall  
Estate Agents

9 RYALL COURT BUTTERWORTH ROAD,  
WINNINGTON VILLAGE, NORTHWICH CW8 4YT

OFFERS IN THE REGION OF £130,000



Modern first floor apartment available in highly sought after Winnington Village

## **Tenure**

148 years left remaining on the 150 year lease. The service charge is £1,344 per annum and is payable to Winnington Village Community Management Company Limited and the ground rent is £250 per annum.

## **Description**

Purchased by the current vendor in May 2021, this modern first floor apartment is the perfect opportunity for a first time home buyer or buy to let investor.

Built by David Wilson Homes, this small development of apartments is located on the corner of Winnington Lane and Walker Road with allocated off road parking located off Butterworth Road to the rear of the development.

Entered via a communal door with intercom system, the apartment is accessed via one flight of stairs. Accommodation comprises spacious hallway with a double glazed window to the rear aspect where the car park and bin stores are located.

Particular mention must be made of the 14 ft 5 by 23 ft 6 dual aspect, open plan lounge/kitchen/dining room, creating a light and airy living space.

The current vendor has fitted three sets of double wardrobes in the main bedroom creating plenty of built in storage, which overlooks the front aspect. The second bedrooms is an ideal nursery/study, perfect for a couple who work from home.

The modern family bathroom has the added advantage of a separate walk in shower and bath.

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.

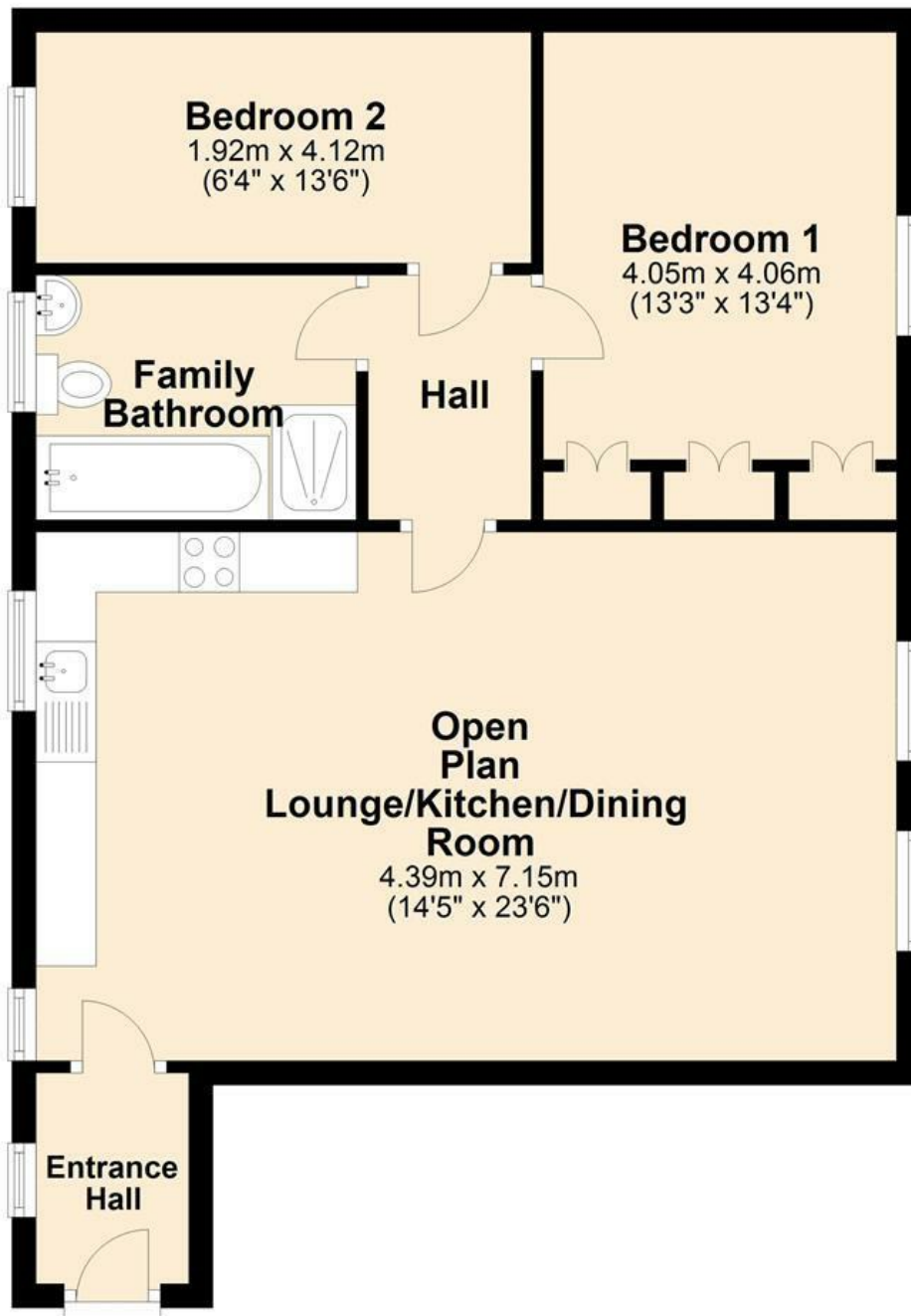






# GroundFloor

Approx. 68.0 sq. metres (732.4 sq. feet)



Total area: approx. 68.0 sq. metres (732.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>84</b>	<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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