



Wright Marshall  
Estate Agents

5 THE PINES SANDBACH DRIVE, KINGSMEAD,  
NORTHWICH CW9 8TZ

OFFERS IN THE REGION OF £125,000



A deceptively spacious chain free first floor apartment located in highly sought after Kingsmead

## **Tenure**

978 years left remaining on the 999 year lease. The property is managed by Estate & Managements Ltd and the annual service charge is £1,066.00. The freehold is owned by Citistead Ltd and the annual ground rent is £100.00 which is relative to RPI.

## **Description**

Purchased by the current vendor 5 years ago this modern first floor apartment is the perfect opportunity for a first time buyer.

Accommodation comprises spacious hallway with a large built in storage cupboard, a modern three piece bathroom, a spacious bedroom with built in wardrobes.

Particular mention must be made of the extremely large lounge/dining room with three large double glazed windows flooding the room with natural light.

The kitchen has a range of low level and eye level units, one of which houses the combi boiler and a range of integrated appliances including a fridge freezer, slimline dishwasher and washing machine and a double glazed window to the side aspect.

Externally there is one allocated parking space included with the property and visitors can easily park on Sandbach Drive and Wheelock Close.

Kingsmead is one of the most sought after locations in Northwich due to the close proximity of highly regarded schools and transport links including Greenbank train station (for Manchester and Chester) and Hartford train station (for London and Liverpool).

Kingsmead shops is located within walking distance of the property and for larger supermarkets Northwich town centre is simply a 10 minute drive away.

Alternatively both Chester and Manchester are located just a 45 minute drive away via the A556 making Kingsmead extremely accessible and practical for growing families.



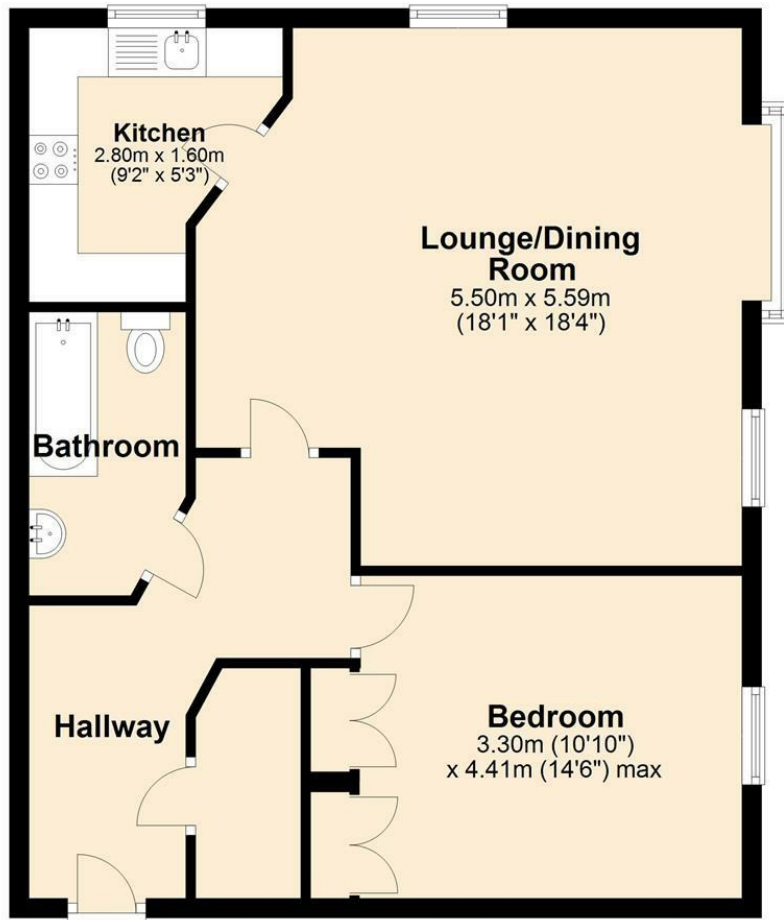






## Ground Floor

Approx. 65.2 sq. metres (701.4 sq. feet)



Total area: approx. 65.2 sq. metres (701.4 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			
		79	82
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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