



***18 Ernest Court, Hollands Road, Northwich, Cheshire, CW9 8SJ***  
***Offers over £20,000 – No onward chain***

*Offered for sale with no onward chain is this well presented two bedroom apartment is available to purchase on a 25% shared ownership basis and is situated within walking distance of Northwich town centre. Situated on the third floor the apartment is warmed by electric storage heaters which are complemented with uPVC double glazing, the property is presented to a very high standard throughout and briefly comprises entrance hall, lounge through kitchen diner, two well proportioned bedrooms and a well appointed family bathroom. Externally the property has allocated parking.*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, laminate flooring, airing cupboard, electric storage heater.*

### **LOUNGE DINER 21' 9" x 15' 2" (6.63m x 4.62m)**

*The kitchen area is fitted with a range of wall and base units incorporating electric hob and oven with stainless steel extractor hood over, stainless steel sink and mixer tap, space for fridge, space and plumbing for washing machine, electric heater, fitted breakfast bar, uPVC double glazed window to the rear elevation with stunning views far and beyond.*

### **BEDROOM ONE 9' 66" x 10' 44" (4.42m x 4.17m)**

*With a double glazed window to the side elevation, fitted with an electric storage heater, laminate flooring.*

### **BEDROOM TWO 6' 73" x 10' 44" (3.68m x 4.17m)**

*With a double glazed window to the side elevation, fitted with an electric storage heater, laminate flooring.*

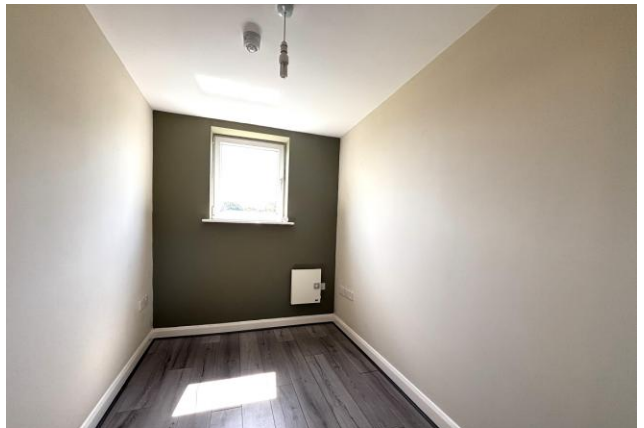
*BATHROOM Comprising low level WC, hand wash basin, paneled bath with shower over, heated towel rail, part tiled walls, inset spot lighting and extraction.*

### **EXTERNALLY**

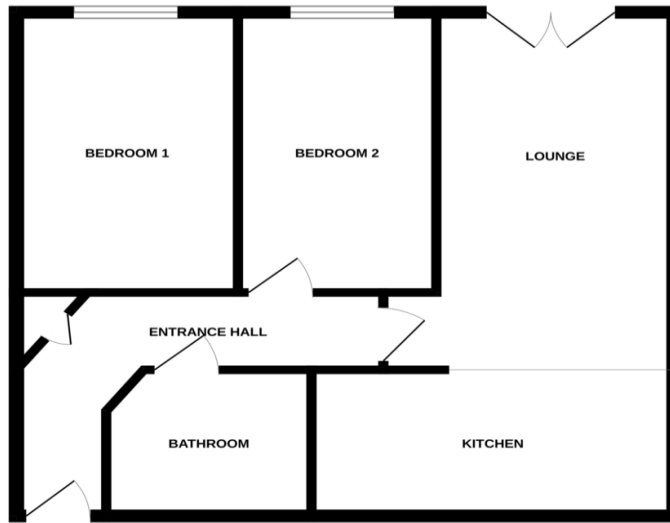
*Externally the property has allocated parking.*

*Rent: £277.10 pcm Service charge: £114.55pcm*

*Lease term was 99 years starting Jan 2010.*



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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