



Cloverdale | Firdale Park | CW8 4UE

EDWARD
mellor



Features

- A purpose built 1 bed first floor apartment
- Gas central heating and PVCu double glazed
- Designated off road parking
- NO FORWARD CHAIN
- In a popular and well-established location

SUITABLE FOR A FIRST TIME BUYER OR BUY TO LET INVESTMENT- We offer for sale this purpose built first floor apartment

which has gas central heating with a new boiler installed around 2018 and with PVCu double glazing windows fitted 2021. The layout comprises

porch, lounge, kitchen, one double bedroom and a bathroom. Outside there is allocated off road parking and communal gardens.



Part of the very popular 'Firdale Park' development, the property occupies an excellent position near to Moss Farm sports complex. Around a mile away is Northwich town centre with many shops and stores, bars/restaurants, multiplex cinema, Waitrose supermarket against a picturesque marina and memorial court with swimming pool and gym. In Winnington there is a convenience store, medical centre. For commuting there are several major commercial centres which can be reached daily via the motorway network e.g. Manchester, Liverpool, Chester and Warrington. In contrast there are lovely local landmarks in the area such as Verdin Park, Marbury Country Park and Anderton Nature Reserve.

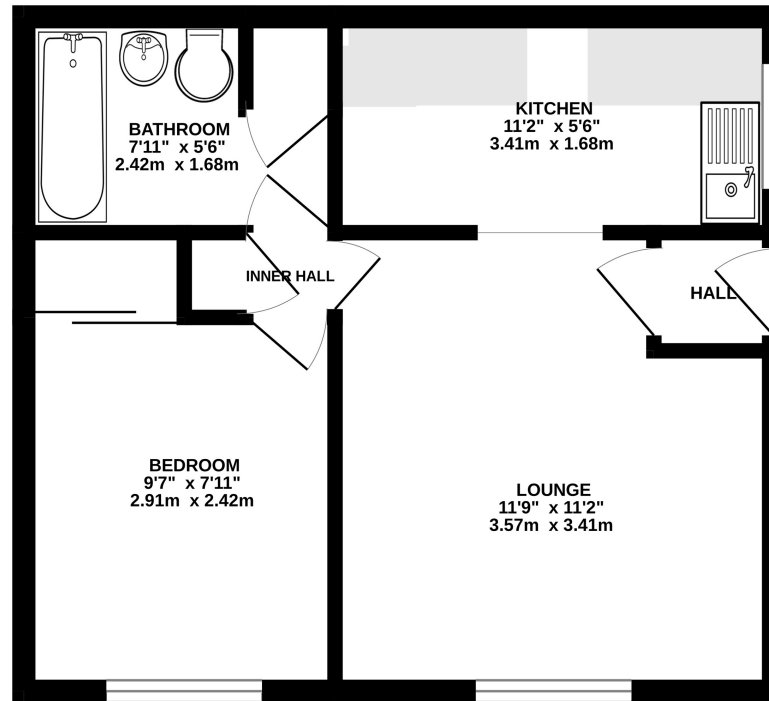
SERVICES: Mains water, gas, electricity and drainage. **TENURE:** The property is Leasehold. Lease term is over 999 years commencing 24th June 1982. 957 years remaining. **SERVICE CHARGE:** There is a charge payable of £53.07 per month. **NOTE:** None of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS** Cheshire West and Chester Tax Band A - Energy Efficiency Rating C



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



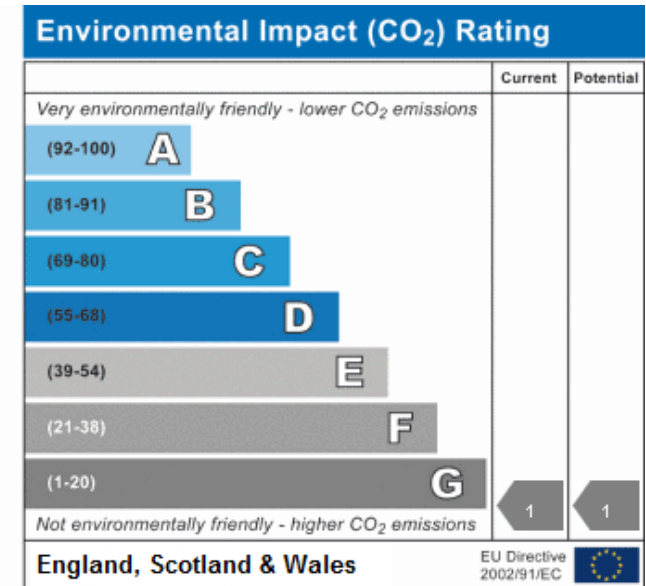
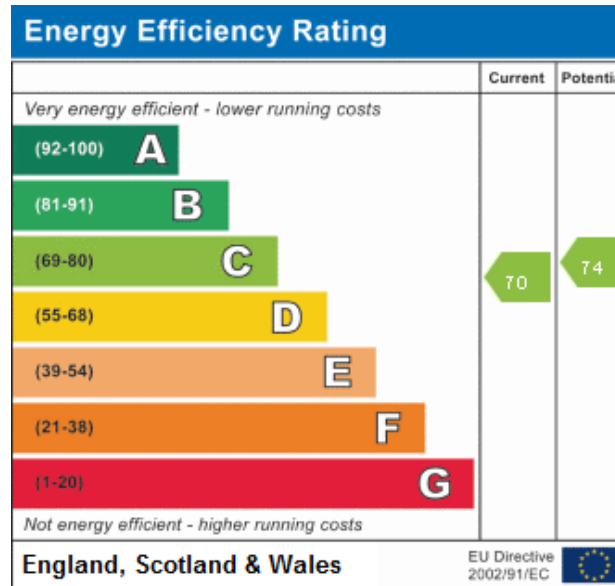
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 957 Years

- Annual Service Charge: £636.84

EPC Rating



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