



Drillfield Road | Northwich | CW9 5HU

EDWARD  
**mellor**





## Features

- WITH NO FORWARD CHAIN
- A top floor apartment in a great location
- Spacious lounge/diner
- 2 bedrooms and 2 bathrooms
- Designated off road parking

CHAIN FREE AND READY TO MOVE INTO - Perfect as a buy to let option or any buyer who wants to enjoy the convenience being central to town and other amenities. This is a well presented purpose built top floor

apartment with the benefits of gas central heating and PVCu double glazing. The accommodation begins with an entrance hall, impressive 23ft lounge/diner with the feature of a Juliet balcony, fitted kitchen with a range of

integrated appliances, bedroom one with en suite shower room, bedroom 2 and main bathroom. Outside there is a designated car parking space and communal gardens.



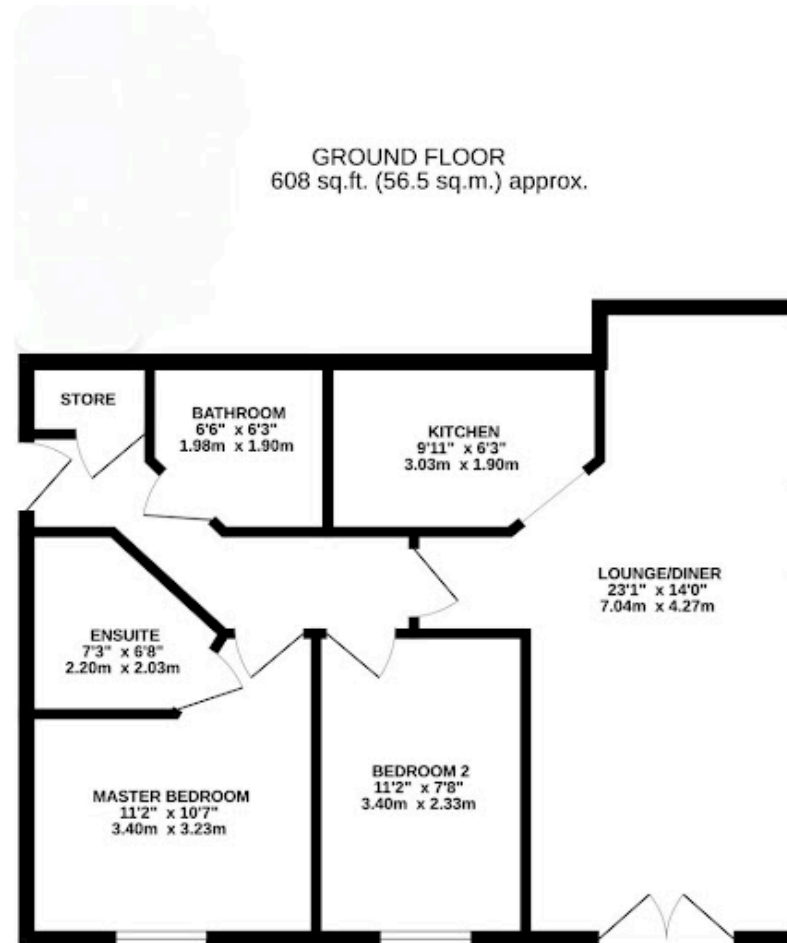


This property is conveniently situated in just a short walk for Northwich town centre with all of its amenities. These include a comprehensive range of shops and stores, Waitrose supermarket against the pretty Northwich marina, bars/restaurants, Barons Quay shopping complex with multiplex cinema and memorial court with swimming pool and gym. Notably nearby is access to miles of delightful river walks perfect for walkers and cyclists. Local parks in walking distance include Vickersway Park and Verdin Park. The A556 bypass is one mile away and connects directly to the motorway network.

**SERVICES :** All main services are connected. **TENURE :** The property is Leasehold - The lease is 125 years commencing September 30th. There are 105 years remaining on the lease. Service charge and ground rent to be confirmed. **NOTE :** None of the services of fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West and Chester Tax Band B - Energy Efficiency Rating Band C

## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



TOTAL FLOOR AREA - 608 sq.ft. (56.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The finishes, fixtures and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.  
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## Important Information

- Council Tax Band: C
- Tenure: Leasehold
- Years Remaining on the Lease : 105 Years

## EPC Rating

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