



VINCENT JAMES
ESTATE AGENTS

4 SANDIFORD SQUARE VENABLES
ROAD,
NORTHWICH. CW9 5GD
£110,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this GROUND FLOOR APARTMENT located within walking distance to NORTHWICH TOWN CENTRE. The accommodation includes: Hallway, Open Plan Lounge / Kitchen. TWO BEDROOMS and bathroom. ***PLEASE NOTE THIS PROPERTY IS TO BE SOLD WITH A TENANT IN SITU - PLEASE CALL US FOR MORE INFORMATION***

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Entrance Hallway

Accessed via wooden entrance door. Electric radiator. Storage cupboard. Doors to Lounge, Bedrooms & Bathroom.

Lounge / Kitchen

18'0 x 7'10

Lounge Area: Two double glazed windows to the side elevation. Laminate flooring. Electric radiator.

Kitchen: Fitted with a range of wall, drawer and base units with worksurfaces above. Space for Fridge Freezer & Washing Machine. Inset electric oven with four ring gas hob with extractor fan above.



Bathroom

8'8 x 5'8

Low level WC, wash hand basin and panelled bath with shower above. Part tiled walls. Tiled floor. Heated towel rail. Double glazed window to the side elevation.



Master Bedroom

12'1 x 12'2

Two double glazed windows to the side elevation. Double glazed window to rear elevation. Electric radiator.



Externally

Communal gardens.

Bedroom Two

12'1 x 9'1

Double glazed window to the side elevation. Electric radiator.



Rental Information

This property currently has a tenant in situ - the lease is 12 months from 31st May 2022 and the rental being achieved is £675pcm.

Extra Information

Tenure: Leasehold

Length of lease: TBC

Annual Ground Rent: The vendor tells us its included within the service charge.

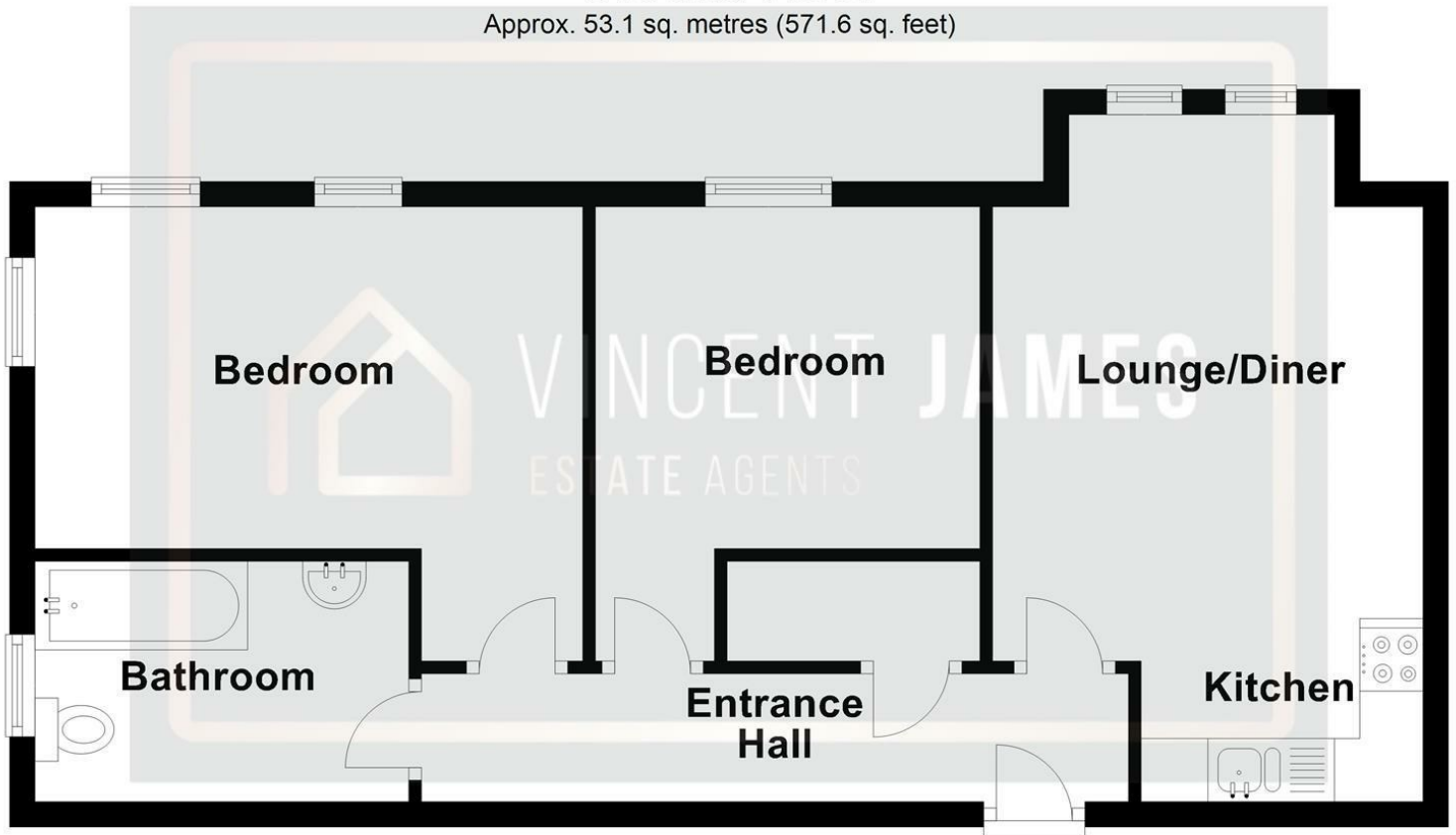
Service Charge: £95 per month

Service Charge Review Period: TBC

Council Tax Band: B

Ground Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



Total area: approx. 53.1 sq. metres (571.6 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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