



VINCENT JAMES  
ESTATE AGENTS

# VERDIN HOUSE LONDON ROAD, NORTHWICH, CW9 8ND

£135,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this GROUND FLOOR APARTMENT located in the historic Grade II listed Art College, VERDIN HOUSE. The accommodation in this superb apartment includes: Hallway, Open Plan Lounge / Diner, Kitchen, Bedroom and Shower Room. Externally there is ALLOCATED PARKING and PRIVATE GARDEN! Call us now to book your viewing!

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# VERDIN HOUSE LONDON ROAD, NORTHWICH, CW9 8ND

## Entrance Hallway

Accessed via wooden entrance door. Solid Oak Flooring. Storage Cupboard. High level window. Wall mounted intercom system. Doors to Lounge, Lounge / Diner and Shower Room.

## Lounge / Diner

17'6 x 17'1

French doors leading to the private garden. High level window. Two Radiators. Solid Oak Flooring, 13ft High Ceilings. Opening to the Kitchen.



## Kitchen

9'9 x 9'5

Range of wall, drawer and base units with GRANITE worksurfaces above. Inset stainless steel sink with mixer tap. Integrated Dishwasher, Washer Dryer and Fridge Freezer. Inset high level Oven and Microwave. Inset electric hob with extractor fan above. Sash window to the side elevation. Inset spotlights.



## Bedroom

14'3 x 11'1

Two sash windows to the rear elevation. Two high level windows. Radiator.



## Shower Room

8'2 x 5'9

Low level WC, wash hand basin and shower cubicle. Tiled walls and floor. Heated towel rail. Fitted mirror. Inset spotlights.



## Externally

Enclosed private garden with decked area.



## Parking

Allocated parking for one car (Space 17)

## Extra Information

Tenure: Leasehold

Length of lease: 250 years

Annual Ground Rent: £150 per year

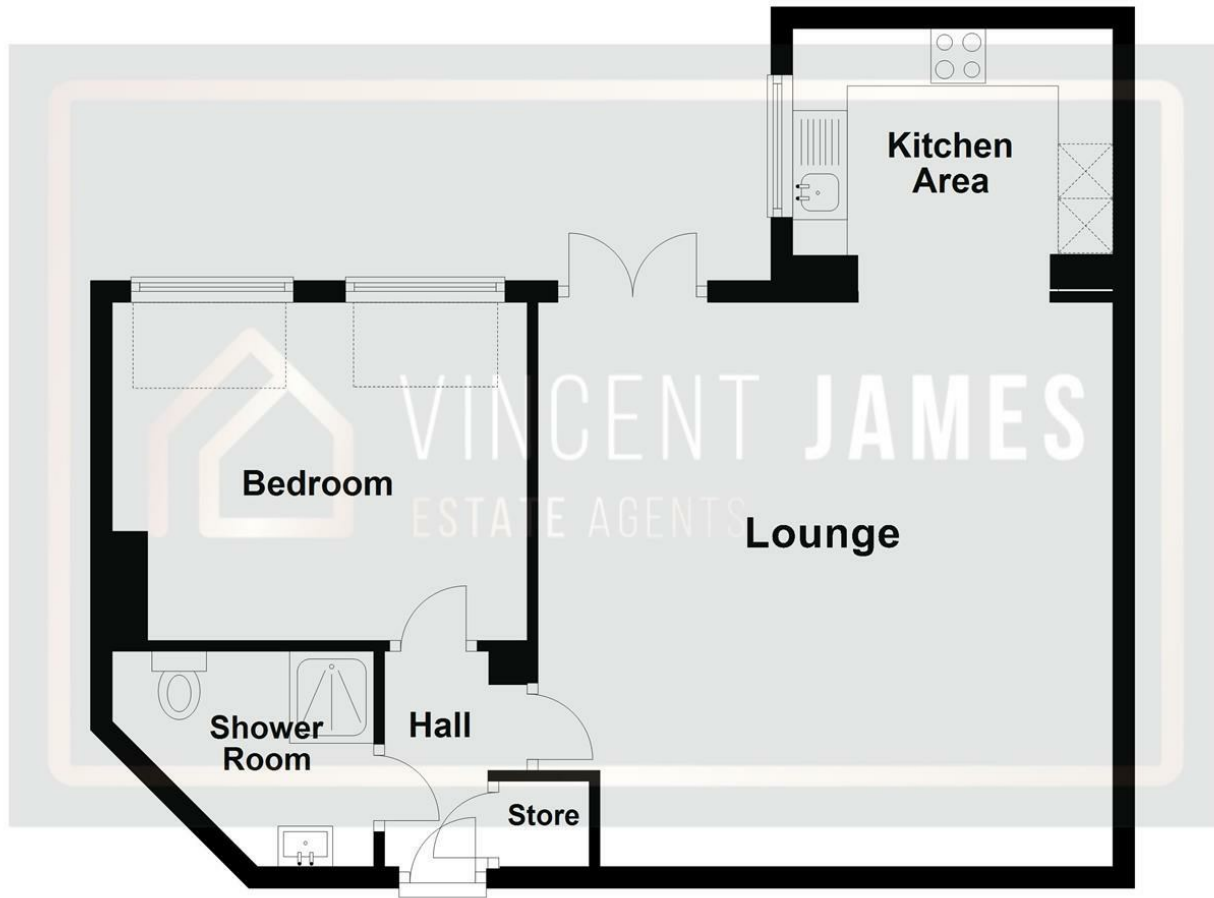
Service Charge: £1200 per year approx

Service Charge Review Period: TBC

Council Tax Band: A

# Ground Floor

Approx. 53.9 sq. metres (580.0 sq. feet)



Total area: approx. 53.9 sq. metres (580.0 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		27	27
(1-20) G			
Not energy efficient - higher running costs			
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			
England & Wales		EU Directive 2002/91/EC	

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