



VINCENT JAMES  
ESTATE AGENTS

# 9 RATHBONE HOUSE, MUSKETT DRIVE, NORTHWICH, CW8 4YQ

£130,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this beautifully presented TOP FLOOR APARTMENT located on the ever popular WINNINGTON VILLAGE development. Built by Taylor Wimpey the accommodation includes: Hallway, Open Plan Lounge / Diner / Kitchen, TWO BEDROOMS and bathroom. Externally there is allocated parking.

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### Entrance Hallway



Accessed via wooden entrance door. Laminate Flooring. Doors to Airing Cupboard, Bedrooms and Bathroom. Double doors leading to the Open Plan Lounge / Diner / Kitchen. Loft access.

### Open Plan Lounge / Diner / Kitchen

21'2 x 15'1



Lounge - Two double glazed windows to the rear elevation. Laminate flooring. Two wall mounted electric radiators.

Kitchen - Fitted with a range of wall, drawer and base units with worksurfaces above. Inset stainless steel sink and drainer with mixer tap. Integrated fridge freezer and washer dryer. Inset oven with four ring electric hob and extractor fan above. Inset spotlights. Door to storage cupboard.

### Master Bedroom

10'3 x 10



Double glazed window to the front elevation. Wall mounted electric radiator. Fitted double wardrobe.

### Bedroom Two

8'9 x 7'6



Double glazed window to the front elevation. Wall mounted electric radiator.

## Bathroom



accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Low level WC, wash hand basin and panelled bath with shower above. Tiled walls and floors. Heated towel rail. Inset spotlights. Double glazed frosted window to the side elevation.

## Externally



Allocated parking for one car. There is parking available for visitors.

## Extra Information

Tenure: Leasehold

Length of lease: 124 years

Annual Ground Rent: £100 per year

Service Charge: £1050 per year approx

Service Charge Review Period: TBC

Council Tax Band: B

## Anti Money Laundering

All perspective buyers please note that once an offer is



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	64	65
	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	

THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

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