



VINCENT JAMES  
ESTATE AGENTS

4, ABBEY HOUSE ABBEY WAY,  
HARTFORD,  
NORTHWICH, CW8 1LY  
£180,000



Vincent James Estate Agents are excited to present this beautifully modernised two-bedroom apartment, ideally situated just a short walk from the highly desirable village of Hartford. This stylish home boasts a spacious lounge, a contemporary kitchen diner, two generously sized bedrooms, and a sleek, modern family bathroom. The property has been thoughtfully updated to offer a blend of comfort and modern living. Outside, you'll find ample off-road parking and easy access to a wide range of local amenities. Don't miss your chance to view this exceptional property—contact us today to arrange a viewing!

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### Entrance Hallway



Accessed via the front entrance door, with oak effect flooring underfoot. Two storage cupboards allow for functionality, with one housing the boiler. Providing access to all rooms and the loft. An intercom sits to the wall.

### Lounge Diner

12'11" x 14'10"



A generously sized double-glazed window graces the side elevation, effortlessly flooding the room with natural light. Underfoot, oak-effect flooring adds warmth, while a sleek radiator adorns the wall. A frosted window between the Lounge Diner and Kitchen offers a seamless connection between the spaces when desired. The room is anchored by a stunning feature fireplace, beautifully framed in marble-effect, adding a touch of elegance.

### Kitchen

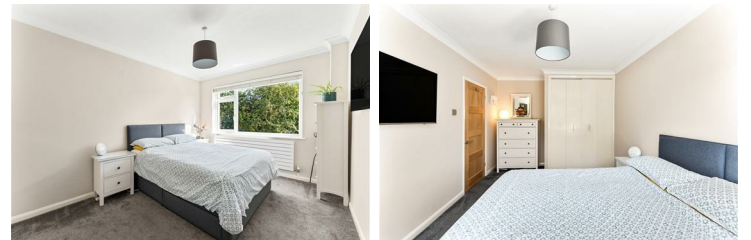
13'0" x 7'0"



The Kitchen is well-equipped with a variety of wall, drawer and base units, topped with Corian work surfaces. A double-glazed window at the front lets in plenty of natural light, while oak-effect flooring sits underfoot. Inset spotlights brighten the space, which includes an integral sink with a mixer tap, a built-in oven, and a four-ring induction hob with an extractor hood. There's also room for a fridge freezer, washing machine, and tumble dryer, giving this Kitchen extra practicality.

### Master Bedroom

9'11" x 10'10"



This master bedroom boasts a side-facing double-glazed window, built-in wardrobes and a radiator to the wall. Additionally, there is a wall-mounted TV point, allowing for further functionality.

### Bedroom Two/Office

9'10" x 14'7"



Bedroom two, which also serves as an office space, features a side-facing double-glazed window, built-in wardrobes, and a wall-mounted radiator.

### Bathroom



The bathroom features a three-piece suite including a panelled bathtub with an overhead shower attachment, a low-level WC, and a hand wash basin. It's finished with fully tiled walls and flooring, a double-glazed frosted rear window, and a radiator for added comfort.

### Garage

Featuring an up & over door, with power and a light.

### Externally



The exterior of the property offers ample off-road parking, convenient bin storage, and easy access to the garage.

### Surrounding Area

Hartford has consistently remained one of the most popular areas in Northwich, as locals can benefit from excellent educational options including various Primary Schools, St Nicholas Catholic Secondary School and as well, the esteemed independent school, The Grange. Hartford offers a variety of dining and social venues, along with scenic walking trails, making it an ideal location for families seeking both quality education and recreational opportunities.

### Extra Information

Tenure: Leasehold

Length of lease: Expires 3002

Annual Ground Rent: N/A

Service Charge: £55 PM

Service Charge Review Period: Annually

Council Tax Band: B

### Anti Money Laundering

All perspective buyers please note that once an offer is 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.



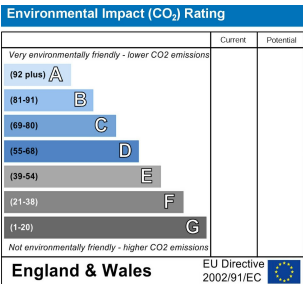
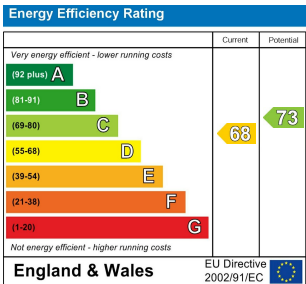
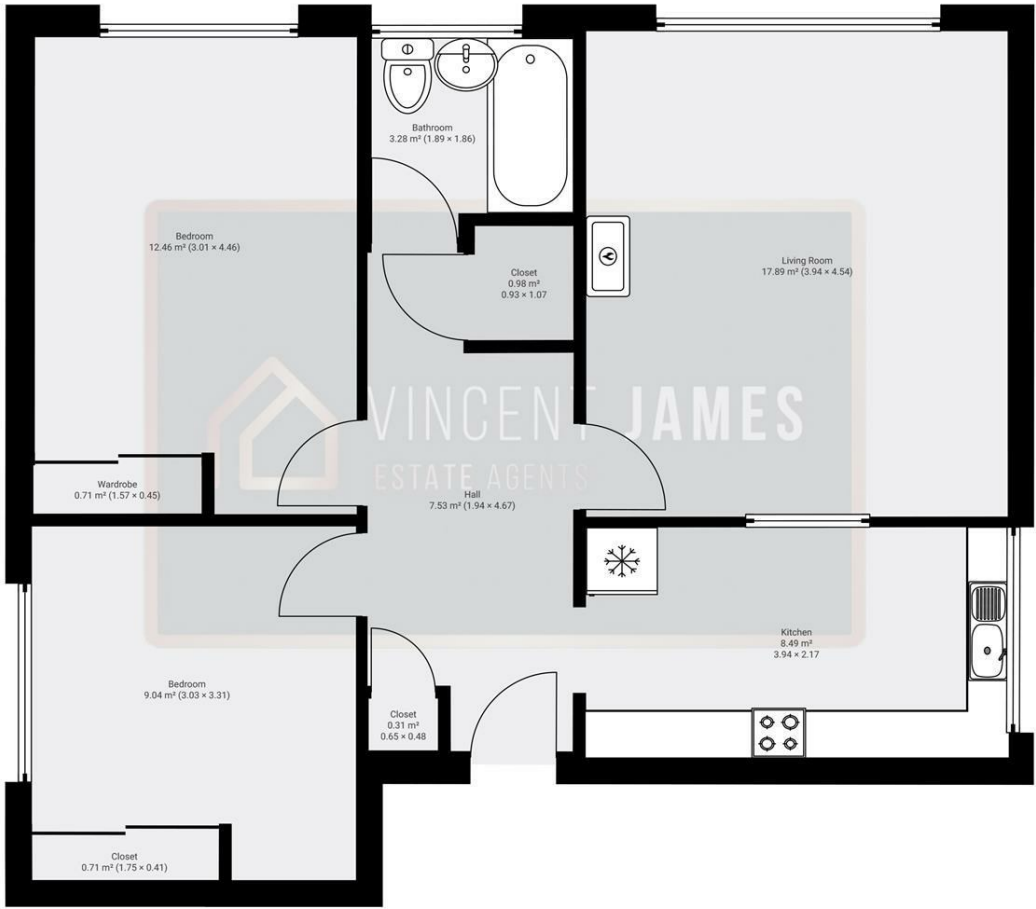
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DETAILS  
Total area: 61.36 m<sup>2</sup>  
Living area: 61.36 m<sup>2</sup>  
Floors: 1  
Rooms: 10

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▼ Ground Floor

TOTAL AREA: 61.36 m<sup>2</sup> • LIVING AREA: 61.36 m<sup>2</sup> • ROOMS: 10



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87 WITTON STREET  
NORTHWICH  
CHESHIRE  
CW9 5DR  
01606 663939  
HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK