



VINCENT JAMES
ESTATE AGENTS

THE WILLOWS SANDBACH DRIVE,
KINGSMEAD,
NORTHWICH, CW9 8TU
£165,000



VINCENT JAMES ESTATE AGENTS are excited to bring to the market this superbly decorated FIRST FLOOR APARTMENT located on the ever popular KINGSMEAD development. This modern and bright accommodation includes: Hallway, Lounge, Kitchen, Two Bedrooms & Bathroom. Externally there is allocated parking. Call us now to book your viewing! ***LEASEHOLD***

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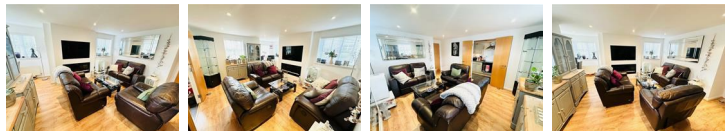
Entrance Hallway

Accessed via wooden entrance door. Wood Laminate Flooring. Doors to Bedrooms, Bathroom & Lounge Diner. Storage Cupboard. Inset spotlights.

Open Plan Lounge / Diner

14'4" x 12'2"

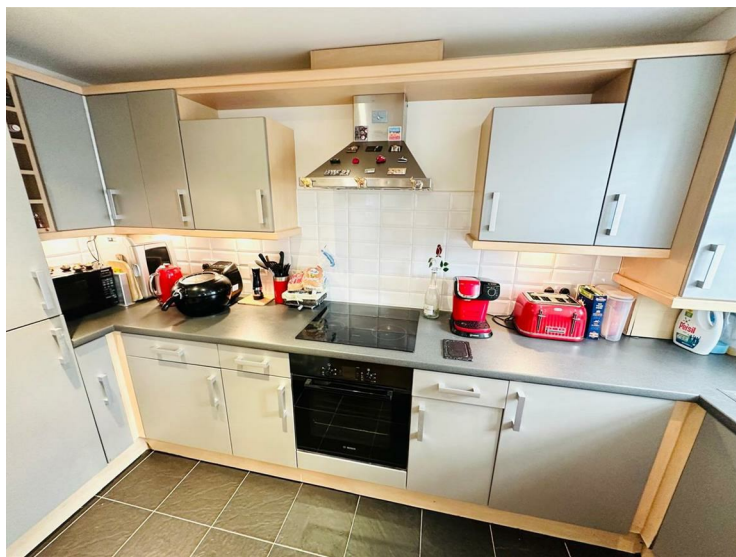
Four Double glazed windows. Two radiators. Wood Laminate Flooring, Feature Media Wall. Laminate Flooring. Double doors to the Kitchen. Inset spotlights.



Kitchen

12'9" x 5'10"

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Integrated Dishwasher, Washer Dryer & Fridge Freezer. Inset oven with electric hob with hood above. Part tiled walls. Radiator. Double glazed window. Inset spotlights.



Master Bedroom

11'6" x 8'3"

Double glazed window. Wood Laminate Flooring. Radiator. Fitted wardrobes. Inset spotlights.



Bedroom Two

11'8" x 8'5"

Double glazed window. Radiator. Wood Laminate Flooring.



Shower Room

9'4" x 5'2"

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



Externally

Allocated parking for one car.



Extra Information

Tenure: Leasehold

Length of lease: 999 years

Annual Ground Rent: £120 per annum

Service Charge: £49.59 per month

Service Charge Review Period: TBC

Council Tax Band: C

Anti Money Laundering Check

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.

Ground Floor

Approx. 62.4 sq. metres (672.0 sq. feet)



Total area: approx. 62.4 sq. metres (672.0 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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	81
		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	

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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