



# ALFORD COURT HARTHILL CLOSE, KINGSMEAD, NORTHWICH, CW9 8UY £130,000



Vincent James are thrilled to introduce this well-presented two-bedroom apartment, nestled in a peaceful corner of Kingsmead. Offering a spacious layout, the property features an entrance vestibule, a hallway leading to both bedrooms, a stylish modern bathroom, and an open-plan lounge with a kitchen diner. Externally, there is an allocated parking space along with additional visitor parking. Don't miss out—call today to arrange your viewing!

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## Entrance Vestibule

Carpeted, with a storage cupboard and electric radiator.

## Hallway

Carpeted, with loft access and access to all other rooms.

## Open Plan Lounge & Kitchen Diner



Carpeted with a double glazed window to the side aspect of the home. Part tiled walls. Oven with four ring hob and hood overhead. Space for a fridge freezer and washer dryer. Inset sink with mixer tap.

## Master Bedroom



Carpeted, with a double glazed window to the rear elevation. Radiator.

Bedroom Two



Carpeted, with a double glazed window to the rear elevation. Radiator.



## Modern Bathroom



Low level WC, Hand Wash Basin with vanity unit. Heated towel rail, panelled bath and overhead shower attachment.

## Externally



Allocated parking space with further visitor parking available.

## Extra Information

Tenure: Leasehold

Length of lease: 999 years

Annual Ground Rent: Approx £80 per year

Service Charge: Approx £80 per month

Service Charge Review Period: TBC

Council Tax Band: C

## Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.

## Anti Money Laundering

ALFORD COURT HARTHILL CLOSE, KINGSMEAD, NORTHWICH, CW9 8UY

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.

TEL: 01606 663939



## Flat 10, Alford court

### DETAILS

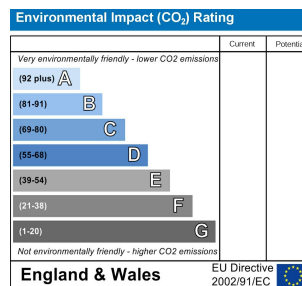
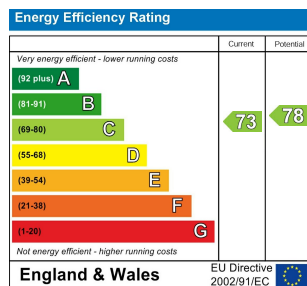
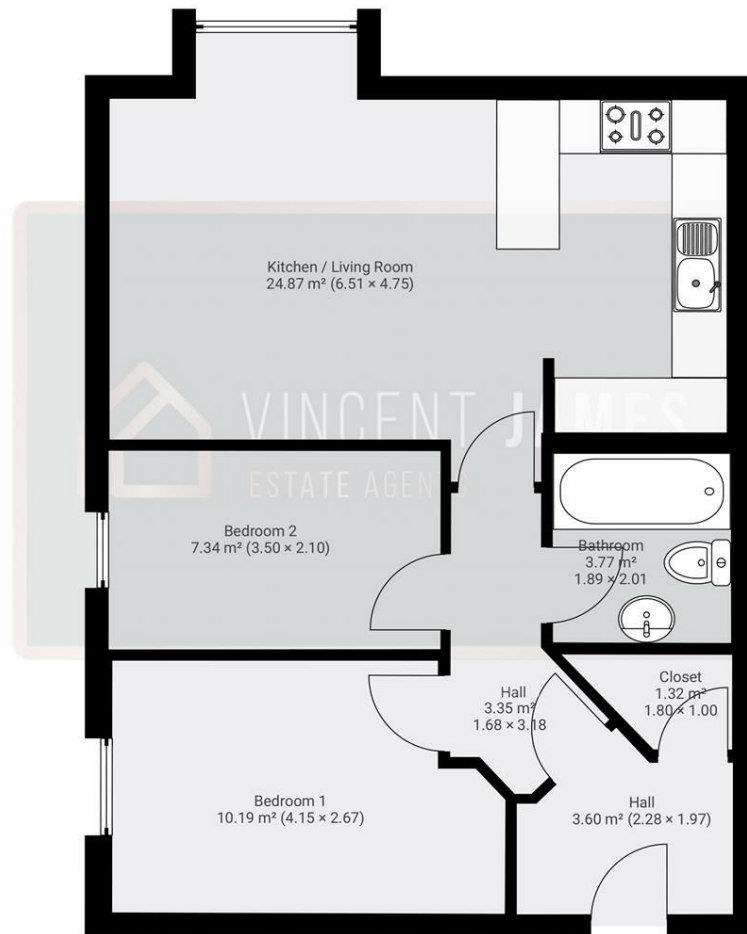
Total area: 54.41 m<sup>2</sup>  
Living area: 54.41 m<sup>2</sup>  
Floors: 1  
Rooms: 7

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0.0 0.5 1.0 1.5 2.0m  
1:56

## ▼ Ground Floor

TOTAL AREA: 54.41 m<sup>2</sup> • LIVING AREA: 54.41 m<sup>2</sup> • ROOMS: 7



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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