

## 35 Weaver Court (Northwich)

London Road, Northwich, Cheshire, CW9 5EU



**PRICE: £65,000**

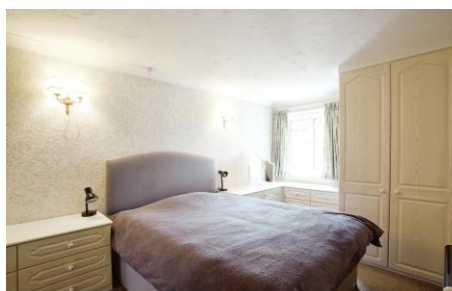
**Lease: 125 years from 1995**

### Property Description:

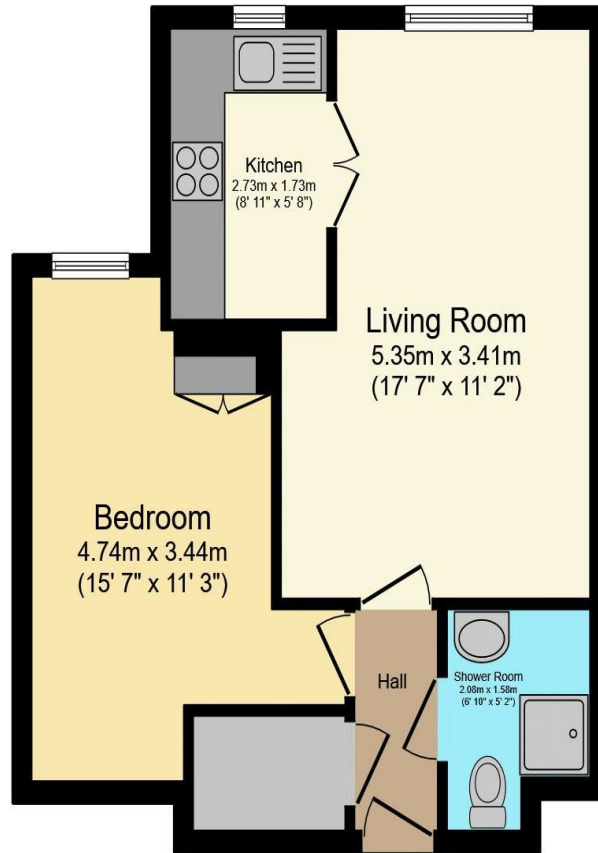
#### **A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR**

Weaver Court has a patio area and gardens that are on the riverbank. The development is local to supermarkets, banks, doctors, dentists, café's and close to bus routes. Close by there are further retail parks offering a wider range of shopping. Weaver Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 48 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bath/shower room. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge
- Communal Laundry
- Guest Suite
- Lift to all floors
- Minimum Age 55
- 24 hour emergency Appello system
- Development Manager
- Lease 125 years from 1995



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 41.6 m<sup>2</sup> (448 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£439.36**

**Ground Rent Period Review:**

**Next Uplift 2039**

**Annual Service Charge:**

**£3,407.46**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.