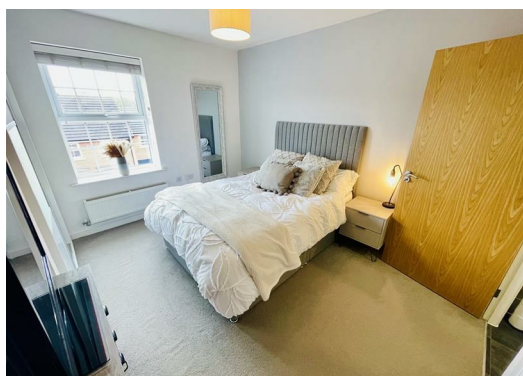




Wright Marshall
Estate Agents

5 WILLIAM COURT WESTERN WAY,
WINNINGTON VILLAGE, NORTHWICH CW8 4HN

OFFERS IN THE REGION OF £160,000



An immaculate top floor apartment with a juliet balcony available in Winnington Village

Tenure

143 years left remaining on the 150 year lease. The ground rent is payable to David Wilson Homes and equates to £10 per annum. The service charge is payable to Premier Estates and equates to £1,336 per annum and increases relative to RPI.

Description

Purchased by the current vendors in July 2021, this modern second floor apartment is the perfect opportunity for a first time home buyer or a downsizer looking to acquire a lock up and leave.

Built by David Wilson Homes, this property is located in the heart of Winnington Village and a short walk up Winnington Lane to Northwich town centre.

The communal hallway is accessed via an intercom system both to the front aspect from the road side off Brassey Grange and to the rear aspect where the car park is located where one allocated car parking space is included with this property and multiple visitors spaces are available also.

Accommodation comprises spacious hall with two large built in storage cupboards with space for a washer/dryer, coat and shoe storage.

Bedroom one has the added benefit of a built in wardrobe, a double glazed window and a modern three piece en-suite shower room.

Bedroom two, also a double is the perfect size for a spare bedroom/nursery or a large home office with a double glazed window to the side aspect.

The deceptively large modern three piece family bathroom is located off the hallway.

The modern open plan lounge/kitchen/dining room measures over 22 ft by 12 ft creating a large entertaining area, perfect for modern living with a juliet balcony to the front aspect and a double glazed window to the side aspect creating a lovely bright living space.

The kitchen has a range of low-level and eye-level units, one of which houses the combi boiler and benefits from a range of integrated appliances including an electric oven with a gas hob, a family sized dishwasher and fridge freezer.

Winnington Village is a growing destination for young professionals and families moving from surrounding areas in Cheshire, South Manchester and Liverpool.

With fantastic primary schools such as Winnington Park County Primary School and secondary schools including Hartford High School located within walking distance and amenities now built within the village including the Cooperative, it is clear to see why more and more clients are moving into the village.

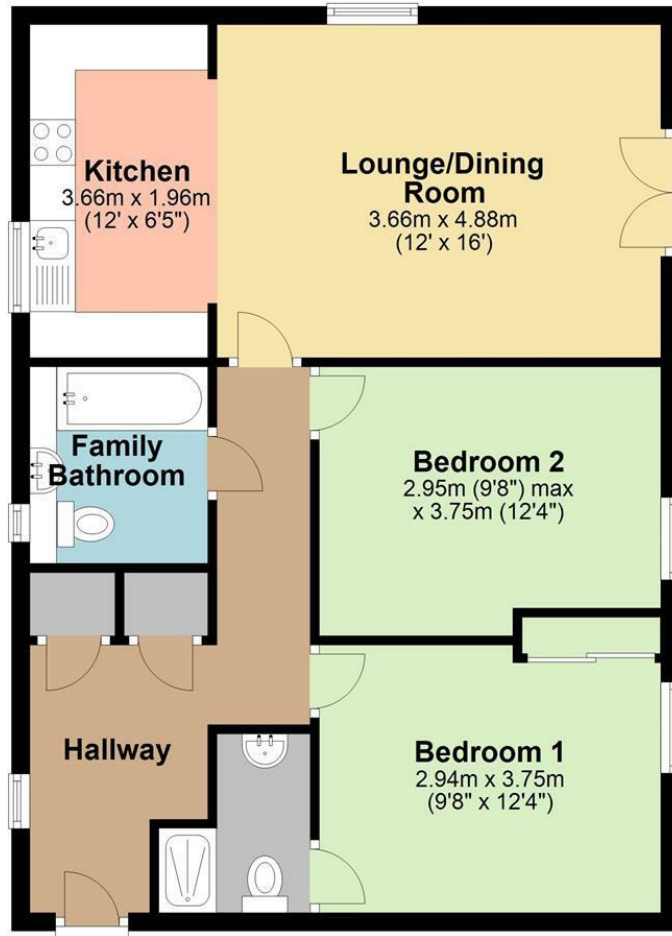
Various sports team including Northwich Rugby Union Football Club, Hartford Football Club and Northwich Cricket

Club all play at the Moss Farm Leisure Complex located on Fidle Road only a short walk away from Winnington Village, with plans having been proposed for a new pedestrian walk way to be built direct from the village to the leisure complex.

Greenbank train station (Chester-Manchester line) is only a 5 minute drive away connecting commuters across the North West, Hartford train station (Liverpool-Crewe line) is only a 5 minute drive away and Manchester airport is only a 30 minute drive away.

Ground Floor

Approx. 67.6 sq. metres (727.5 sq. feet)



Total area: approx. 67.6 sq. metres (727.5 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	81	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		



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