

Total area: approx. 41.9 sq. metres (450.9 sq. feet)



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Ground Floor



**Wright Marshall**  
Estate Agents

OFFERS IN THE REGION OF £130,000



**6 JUBILEE CRESCENT  
WINNINGTON VILLAGE  
NORTHWICH  
CW8 4GD**



COUNCIL TAX BAND: A



A modern chain free ground floor apartment with allocated off road parking located in Winnington Village

#### Tenure

144 years left remaining on the 155 year lease. The ground rent is payable to BDW Limited and equates to £200.00 per annum. The service charge is payable to Premier Estates and equates to £148.05 per month and fluctuates based on estimated costs, charged half yearly, with a balancing payment/reduced charge for the following year assessed after the year end.

#### Description

Purchased from new by the current vendor eight years ago this property has been maintained throughout and is the perfect opportunity for first time buyers.

Externally the property has an allocated car parking space and multiple visitors spaces to the rear aspect with the communal door with intercom system located to the front aspect.

Accommodation comprises hallway with a large built in storage cupboard, a double bedroom with a double glazed window to the front aspect, a modern three piece family bathroom and a large open plan lounge/kitchen/dining room.

The kitchen has laminate flooring, a double glazed window to the rear aspect, a range of low level and eye level units, one of which houses the combi boiler and a selection of integrated appliances including an extractor hood, four ring gas hob, single fan oven, family sized dishwasher, washing machine 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 buyers 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 Firdale Road and the renowned Destination Padel on Winnington Industrial Estate are all 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 and Manchester airport is only a 30 minute drive away.

