

welcome to

Godman Suite Vale Royal Drive, Whitegate Northwich

THE GODMAN SUITE IS A CHARMING TWO BEDROOM APARTMENT OCCUPYING A TOP FLOOR POSITION IN THE PRESTIGIOUS VALE ROYAL ABBEY DEVELOPMENT!













Entrance Hall

Access via a communal entrance door.

Lounge

16' x 15' (4.88m x 4.57m)

Two windows overlooking the golf course, exposed beams and two radiators. Dual aspect windows overlooking the golf course to the front and gardens to the rear

Kitchen/ Diner

29' 2" x 10' 7" (8.89m x 3.23m)

Range of fitted wall and base units with contrasting work surfaces over, space for washing machine and fridge/ freezer, gas hob, electric hob and extractor, laminate flooring, stainless steel sink and drainer unit, radiator and two windows

Bedroom One

22' 6" max x 12' 1" (6.86m max x 3.68m) Dual aspect with two windows with stunning open views, exposed beams and radiator

Bedroom Two

14' x 12' (4.27m x 3.66m) Window, exposed beams and radiator

Bathroom

Bath with shower over, low level WC, hand wash basin, tiled splash backs and radiator

External

Allocated parking and visitor's parking. Beautiful communal gardens





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Godman Suite Vale Royal Drive, Whitegate Northwich

- Prestigious Vale Royal Abbey Development
- Top Floor Position
- Two Double Bedrooms
- Council Tax Band E
- Allocated Parking

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Mar 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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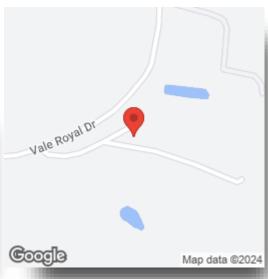
guide price

£200,000









Please note the marker reflects the postcode not the actual property

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Property Ref: NRT107647 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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