



# ROYAL FOX

... ultimate estate agency

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## Key Features

- 1st Floor Apartment
- Over 60's
- Purpose Built Retirement Complex
- Modern Kitchen & Shower Room
- Balcony
- Lift Access
- Communal Gardens
- Residents Lounge
- Central Northwich Location



**Main Description ... 1ST FLOOR APARTMENT - PURPOSE BUILT OVER 60'S COMPLEX - MODERN & WELL PRESENTED - OFFERED AT EXCELLENT VALUE ...** Royal Fox are pleased to offer with **NO ONWARD CHAIN** this first floor one bedroomed retirement property located in the centre of Northwich. Built in 2001 by McCarthy & Stone Developments, Townbridge Court allows for independent living with support and assistance available at all times if needed. No.22 is located to the first floor (accessible by stairs of lift) & briefly comprises of: Entrance Hall, spacious Lounge/Diner, (with double doors opening on to balcony) Modern Fitted Kitchen with **BUILT IN APPLIANCES & induction hob**, Double Bedroom with fitted wardrobe & high spec Shower Room. Residents benefit from on site facilities including downstairs lounge, kitchen area, free laundry room & communal gardens. As well as a 24 hour careline service with emergency pullcords inside the property. Located centrally, Northwich Town Centre is just a short walk into, offering a good range of shops & services. **INTERNAL VIEWINGS ARE HIGHLY RECCOMENDED BY THE FOX.**

- Tenure, Leasehold, 125 Years from 2001.
- Ground Rent £350.00PA
- Service Charge £2660.82PA Reviewed Annually
- EPC Rating, B ---
- Council Tax Rating, B
- Approx Sq Footage 541 Sq Ft (50.2 Sq M)



22 Townbridge Court Castle Street  
Northwich

Guide Price  
**£67,500**



## Accommodation

**Hall** 7' 3" x 7' 5" (2.20m x 2.27m)

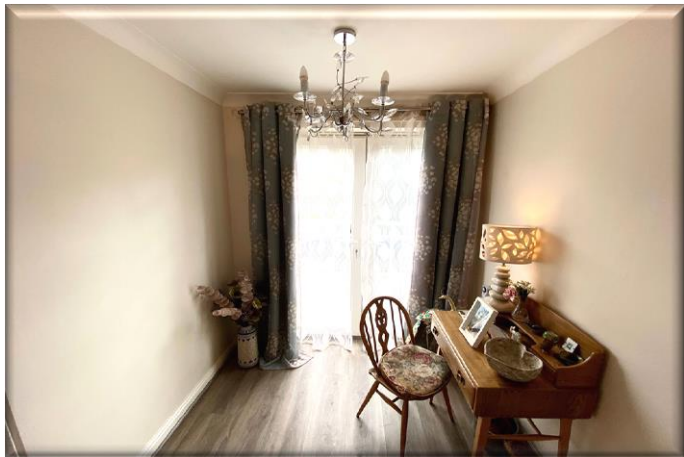
**Lounge/Diner** 23' 11" x 10' 11" (7.30m x 3.32m)

**Kitchen** 7' 3" x 7' 7" (2.2m x 2.32m)

**Bedroom** 13' 6" x 8' 11" (4.11m x 2.71m)

**Shower Room/WC** 6' 10" x 5' 6" (2.09m x 1.68m)





*"Ultimate Estate  
Agency....From The Fox"*

**Viewings : Northwich Office  
34 High St, Northwich, Cheshire, CW9 5BE**

**Tel: 01606 44 0 44**

**e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)**



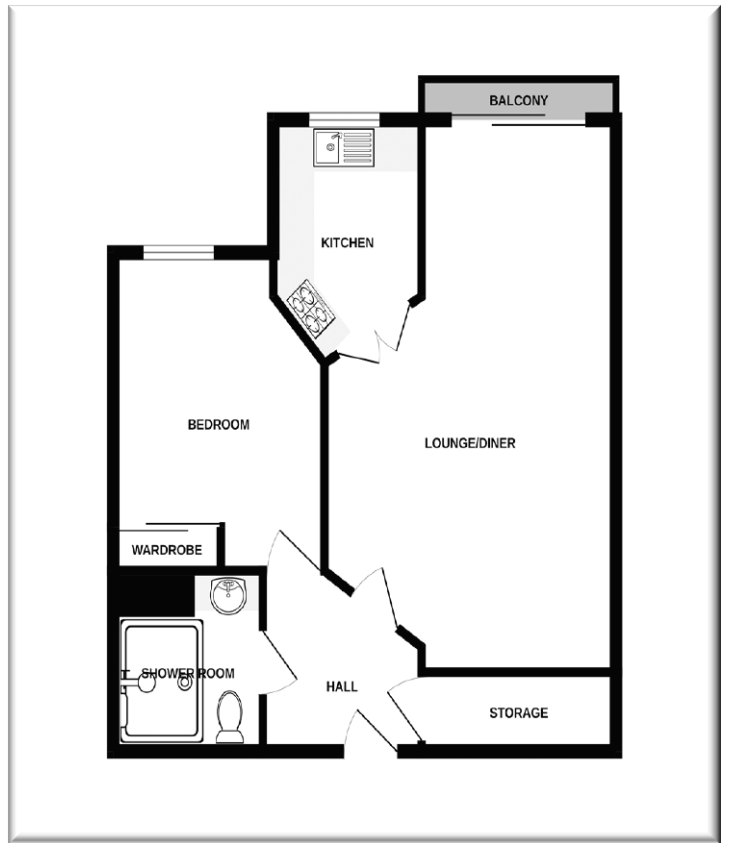
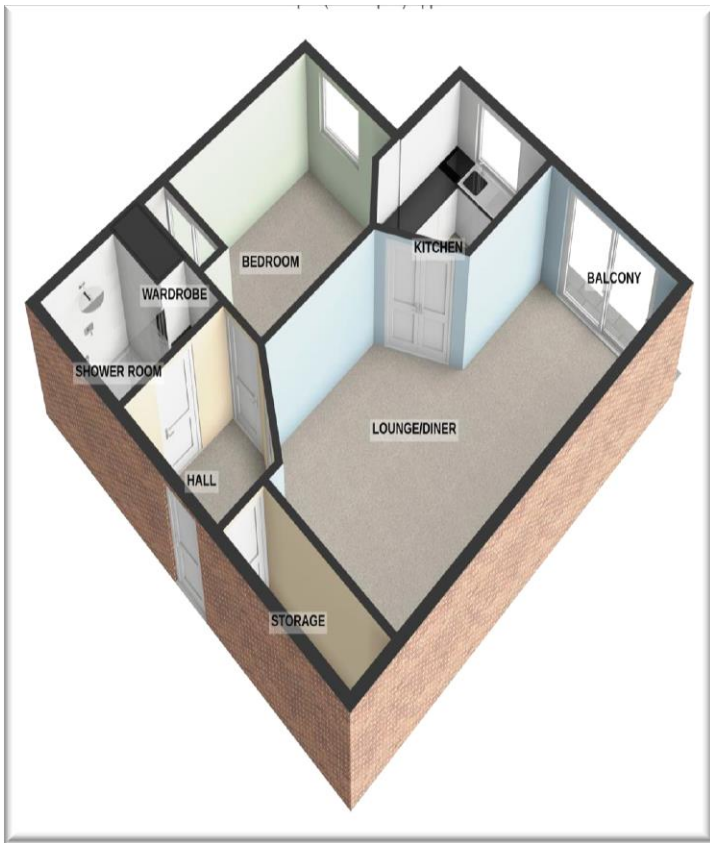


***"Put your property  
in our hands..."***



***"Detailed property  
particulars, packed  
with photographs,  
descriptions and  
insight..."***





## The Fox's Insight

- Tenure - Leasehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Electric, Water, Main Sewer
- Council Tax Banding - B
- Parking Arrangements - Car Park

## Directions

Townbridge Court is located on Castle street. before reaching the bridge turn left heading under the archway to access the development.

***"Call The Fox NOW for your FREE valuation"***



### IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.