



ROYAL FOX

... ultimate estate agency

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Key Features

- Over 55' s Complex
- Assisted Living
- Two Bedrooms
- 1st Floor Apartment
- 25% Shared Ownership
- On Site Facilities
- Parking Available
- Very Well Appointed Complex
- Balcony



Main Description ... 25% SHARED OWNERSHIP WITH GUINNESS PARTNERSHIP - SUPERB OVER 55's COMPLEX - INDEPENDENT/ ASSISTED LIVING – 1ST FLOOR APARTMENT - TWO BEDROOMS - ON-SITE FACILITIES - NO CHAIN... Royal Fox Estates are very pleased to offer to the open market this spacious and well cared for two bedroom first floor apartment with small Juliet balcony. The accommodation comprises briefly: entrance hallway, lounge/diner with balcony, open plan modern kitchen with built in appliances, two bedrooms and a large wet room/WC. The complex provides a modern environment with communal lounge, large reception hallway, outside patio and seating areas with river views, on site Bistro/restaurant, hairdressers and social activities are arranged.. This complex provided the best of both worlds with a safe self contained apartment for independent living with the added benefit of aided help if required. Anderton Place is located adjacent to the river Weaver within the highly regarded residential Kingsmead development, good access is afforded to Northwich town centre where an excellent range of shopping facilities and services can be found. **ROYAL FOX ENCOURAGE EARLY VIEWINGS ON THIS AFFORDABLE APARTMENT.**

- Approx 640 Sq Ft (59.5 Sq M)
- Tenure: Leasehold, 125 Years from 2014, Combined Rent & Service Charge £178.56 Per week (Rent £77.98 / Service Charge £100.58). Reviewed Annually (Fixed until March 25) EPC Rating: B
- Council Tax Band: B
- Parking Arrangements, Car Park



49 Anderton Place Sandbach Drive
Kingsmead Northwich

25% Shared Ownership

£25,950



Accommodation

Entrance Hallway 8' 10" x 10' 6" (2.68m x 3.21m)

Lounge/Diner 17' 5" x 11' 1" (5.30m x 3.38m)

Kitchen 6' 9" x 11' 1" (2.06m x 3.38m)

Bedroom One 12' 7" x 10' 7" (3.83m x 3.22m)

Bedroom Two 10' 10" x 6' 9" (3.30m x 2.07m)

Wet Room/WC 10' 2" x 6' 9" (3.11m x 2.07m)





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

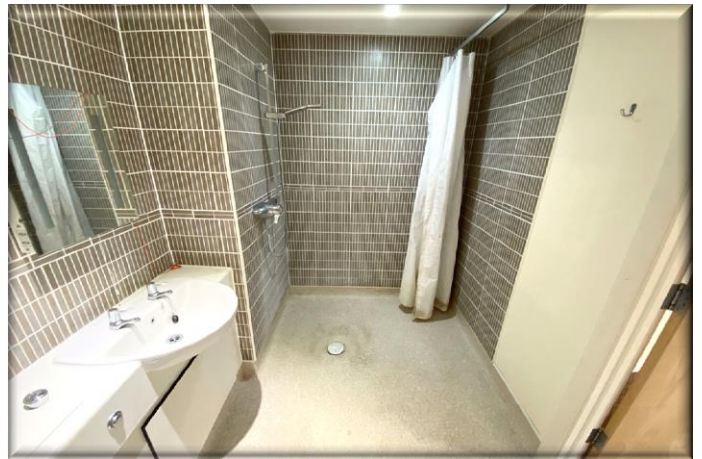


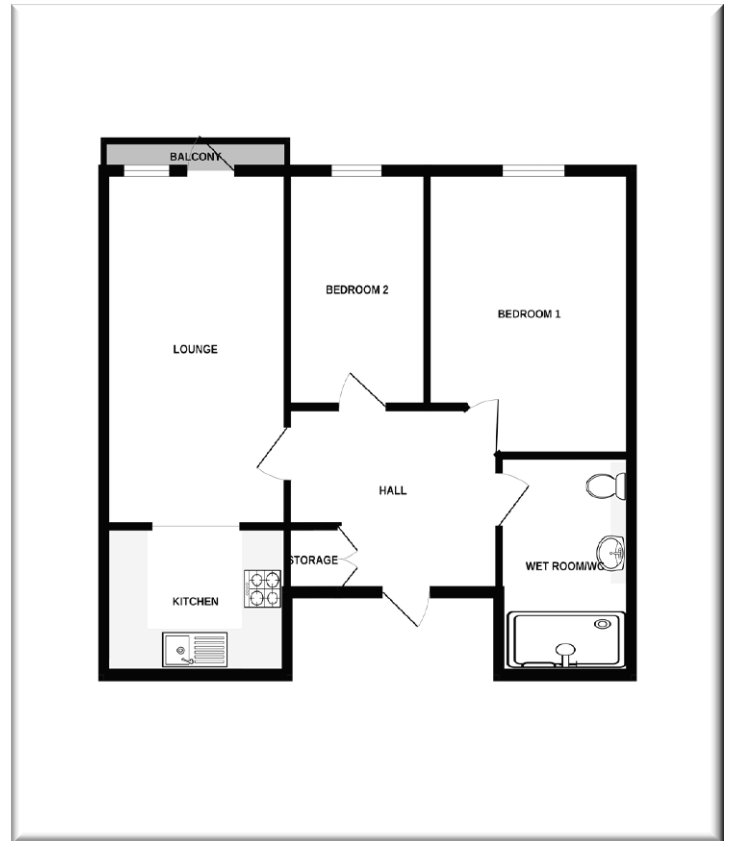
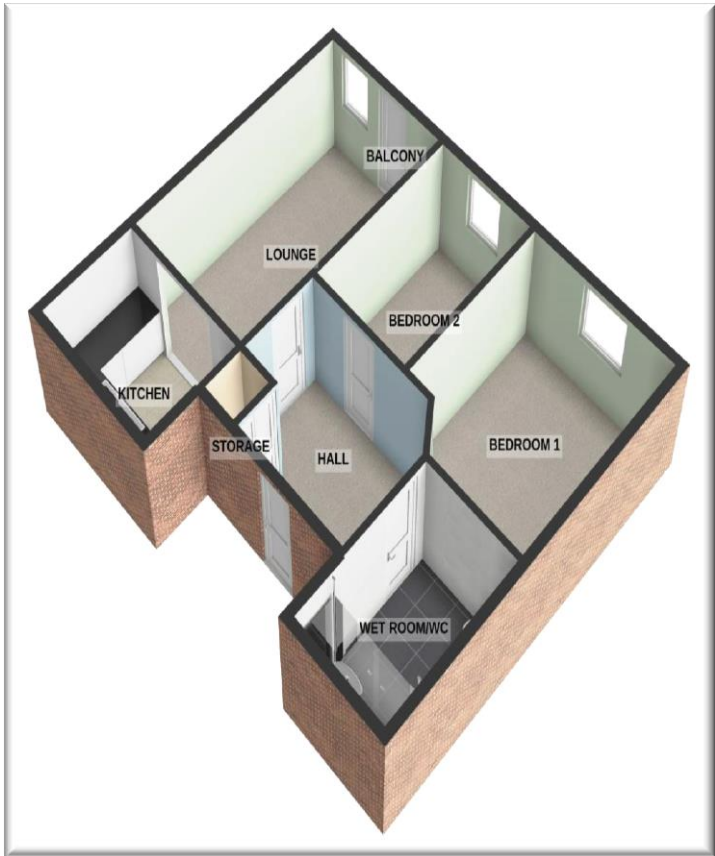
***"Ultimate Estate
Agency....From The Fox"***

**Viewings : Northwich Office
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Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Travelling from Northwich Town Centre, proceed along Chester Way turning left into London Road. Continue along London Road, (passing Sir John Deane's College on the right) to the roundabout and turning right into Monarch Drive. Continue along Monarch Drive turning left into Sandbach Drive, Anderson Place is located off to the right

***“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.



The Fox's Insight

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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