



# ROYAL FOX

... ultimate estate agency

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## Key Features

- Spacious 1st Floor Apartment
- Fantastic River Views
- Gated Residential Development
- Two Bedrooms
- Bathroom & En-Suite
- Dual Aspect Living Room
- Allocated Parking & Communal Gardens
- Gas Central Heating & UPVC Double Glazing



**Main Description ... SPACIOUS FIRST FLOOR APARTMENT - TWO BEDS & EN-SUITE - FANTASTIC RIVER VIEWS - NO CHAIN...** Royal Fox Estates are pleased to offer this spacious and well laid out first floor apartment located within an exclusive gated development & offering fantastic views over Northwich Quay Marina. The home offers modern open plan living as well as being just a short walk from the town centre. Warmed by gas fired central heating (combi system) and UPVC double glazing, the property comprises: Entrance Hall, Dual Aspect Lounge/Diner, Modern Kitchen with **BUILT IN APPLIANCES**. There are two good size bedrooms with **EN-SUITE** to bedroom one & both with custom fitted built in wardrobes/units, (bedroom two previously used as a home office.) Lastly a combined bathroom/WC finished in white. The property sits within a private gated development accessed via key switch. There is allocated parking available to the front (one space). Communal gardens are to the rear and residents can enjoy peaceful views over the River & Marina. Marine Approach is located in the centre of Northwich, where the town centre can be easily reached on foot. Boasting a wide range of shops & services as well as Barons Quay development and multi screen Odeon cinema. **VIEWINGS COME HIGHLY RECOMMENDED BY THE FOX.**

- Sq Footage: Approx 616 Sq Ft (57.2 Sq M)
- Tenure: Leasehold - 125 year term from 2003
- Ground Rent: £125.00 (Paid 6 Monthly)
- Service/Estate Charge: £836.00 (Paid 6 Monthly)
- Managing Agents: Castle Estates Block Management
- EPC Rating: C
- Council Tax Band: C
- Parking Arrangements: One Allocated Space



4, The Moathouse Marine Approach  
Northwich

Guide Price  
**£160,000**



## Accommodation

**Entrance Hall** 15' 10" x 7' 3" (4.83m x 2.2m)

**Lounge/Diner** 19' 2" x 11' 5" (5.84m x 3.47m)

**Kitchen** 5' 10" x 11' 4" (1.79m x 3.46m)

**Bedroom One** 13' 1" x 8' 5" (3.98m x 2.56m)

**En-Suite** 5' 9" x 5' 5" (1.76m x 1.65m)

**Bedroom Two** 7' 5" x 11' 5" (2.26m x 3.48m)

**Bathroom/WC** 7' 2" x 5' 6" (2.18m x 1.68m)





*“Put your property  
in our hands...”*

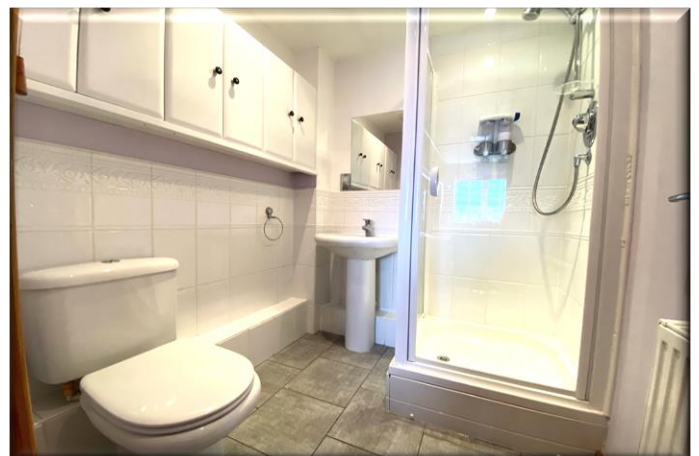


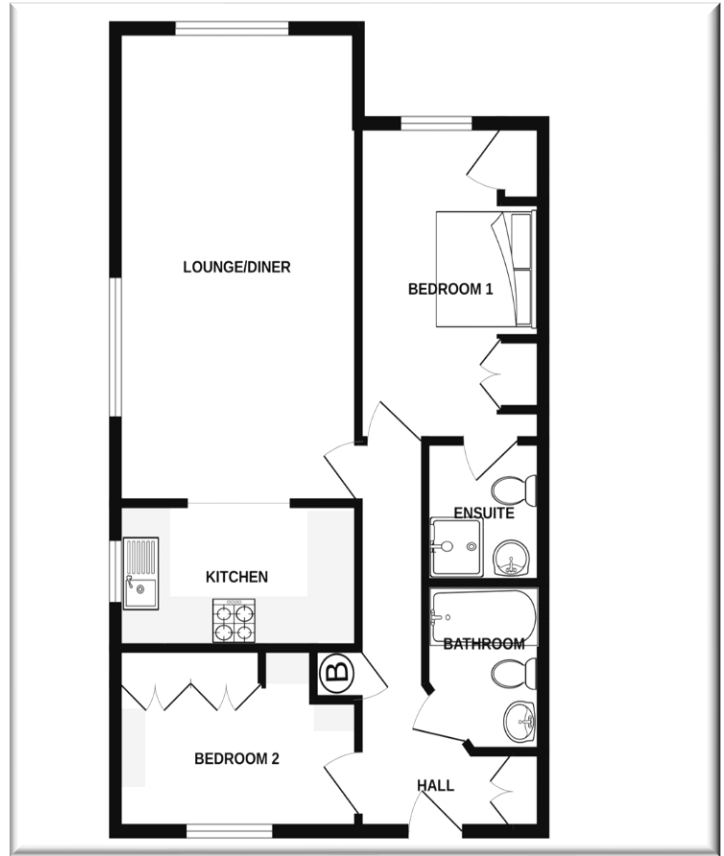
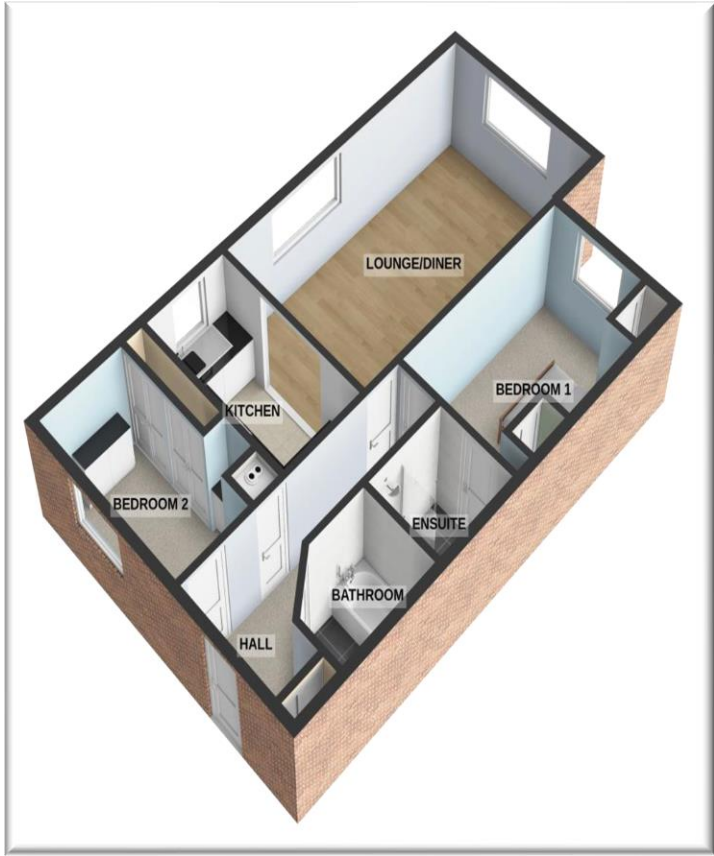
*“Ultimate Estate  
Agency....From The Fox”*

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MOAT HOUSE  
1 - 9

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## Directions

Marine Approach is located just off Castle Street on the right hand side. Enter through the gates then turn right at the bottom of the road to reach the Moathouse.

***“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 - Gas, Electric, Water (Main Sewer)
- Council Tax Band - C
- Parking Arrangements - 1 Allocated Space

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	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.