



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

Key Features

- Modern 2nd Floor Apt
- NO CHAIN
- Two Double Bedrooms
- En-Suite & Deluxe Shower Room
- Economy 7 Heating
- UPVC Double Glazed
- Modern Kitchen With Appls
- Private Parking
- Close To Town



Main Description ... ATTRACTIVE 2ND FLOOR APARTMENT - CLOSE TO TOWN - NO CHAIN - EN-SUITE & SHOWER ROOM - TWO DOUBLE BEDROOMS - PRIVATE PARKING - REALISTICALLY PRICED.... Royal Fox are pleased to offer to the open market this modern second floor apartment situated within a purpose built development close to and within easy walking distance of Northwich town centre. Very well presented throughout, decorated in neutral tones the apartment is ideal for a professional individual/couple, offering easy maintained two double bedroom accommodation. The apartment features UPVC double glazed windows, electric economy 7 heating, intercom entry system and private car parking space. The accommodation comprises briefly: reception hallway, open plan lounge & modern kitchen with built in appliances, two double bedrooms, main bedroom with en-suite bathroom/WC and a additional deluxe shower room/WC. With excellent access to the town centre, public transport and Northwich railway station the property is ideally placed for the commuter. Internal viewing come highly recommended by the FOX. (This property is being sold on behalf of a member of staff at Royal Fox Estates) Property

- Approx Sq ft - 598 - Sq m - 55.6
- Leasehold - 125 years from 01/01/2003 Service Charge - £159.01 (As of July 2024)
- Council Band - B
- EPC Rating - C
- Services - Mains - Electric - Water - Sewer Parking - One Private Space



**31 Sandiford Square Venables Road
Northwich**

**Offers in Excess of
£100,000**



Accommodation

Communal Hall

Entrance Hall 9' 4" x 10' 5" (2.84m x 3.17m)

Lounge 15' 6" x 9' 9" (4.73m x 2.98m)

Kitchen 6' 9" x 7' 0" (2.07m x 2.14m)

Bedroom 1 16' 2" x 8' 10" (4.93m x 2.69m)

En-Suite 5' 9" x 9' 11" (1.74m x 3.03m)

Bedroom 2 10' 6" x 7' 7" (3.21m x 2.31m)

Deluxe Shower Room 5' 0" x 7' 1" (1.53m x 2.16m)





***"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



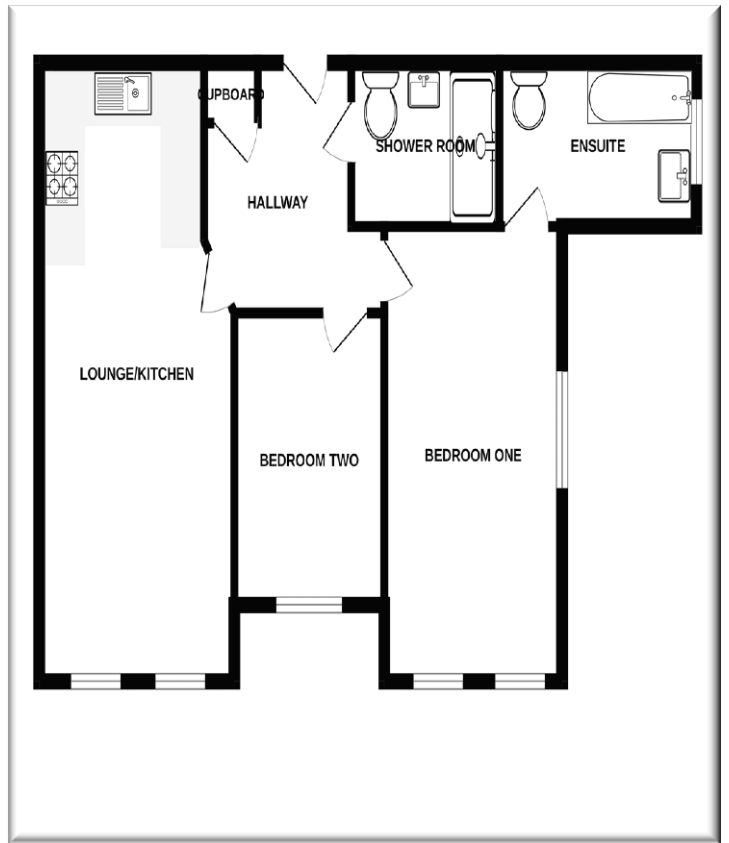


***"Put your property
in our hands..."***



***"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 (Meter), Main Sewer
- Council Tax Banding - B
- Parking Arrangements - One Parking Space

Directions

From the Royal Fox office proceed along Witton Street passing the Penny Black public house. Turn right at the junction with Venables Road and Sandiford Square is located off to the left.

“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		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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