



ROYAL FOX

... ultimate estate agency

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Key Features

- 1st Floor Apartment
- Two Bedrooms
- Great First Home
- Gas Central Heating
- Target Rent £575 P.C.M
- UPVC Double Glazed
- Modern Kitchen
- Close To Amenities
- Investment Opportunity



Main Description ... INVESTMENT OPPORTUNITY - IDEAL FIRST HOME - TWO BEDROOMS - FIRST FLOOR APARTMENT - GAS CENTRAL HEATING - UPVC DOUBLE GLAZED - CLOSE TO CASTLE AMENITIES..... Royal Fox Estates are pleased to offer to the open market this first floor and spacious two bedroom apartment. The property has a **TARGET** rent of £575 p.c.m. providing a healthy 7% yield. The property is close to an excellent range of local amenities found at Castle with Northwich town centre around a 15 minute walk away. The apartment features gas fired central heating, UPVC double glazed windows and comprises briefly: entrance hall, lounge, modern fitted kitchen with **BUILT IN APPLIANCES**, two bedrooms and a combined bathroom/shower/WC. **Offered at a realistic asking price viewings come recommended on this affordable property.**

- Approx Sq Ft - 680 (63.2 Sq M)
- Leasehold - 125 Years From 25/08/2003 Ground rent for 23/24 - £10.00 / Service charge for 23/24 - £462.00
- Council Band - A
- EPC Rating - C
- Construction - Brick Cavity/Tiled Services - Mains - Gas - Electric - Water (Meter) – Sewer
- Parking - Street



19 Peckforton Way
Castle Northwich

Offers in Excess of
£80,000



Accommodation

Entrance Hallway 5' 5" x 14' 4" (1.65m x 4.37m)
Reducing to 0.89m

Lounge 16' 8" x 11' 1" (5.09m x 3.38m)

Dining Kitchen 10' 0" x 13' 0" (3.06m x 3.97m)

Bedroom One 13' 7" x 8' 9" (4.15m x 2.67m)

Bedroom Two 13' 7" x 5' 6" (4.15m x 1.68m)

Bathroom/Shower/WC 7' 3" x 8' 6" (2.22m x 2.60m)





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



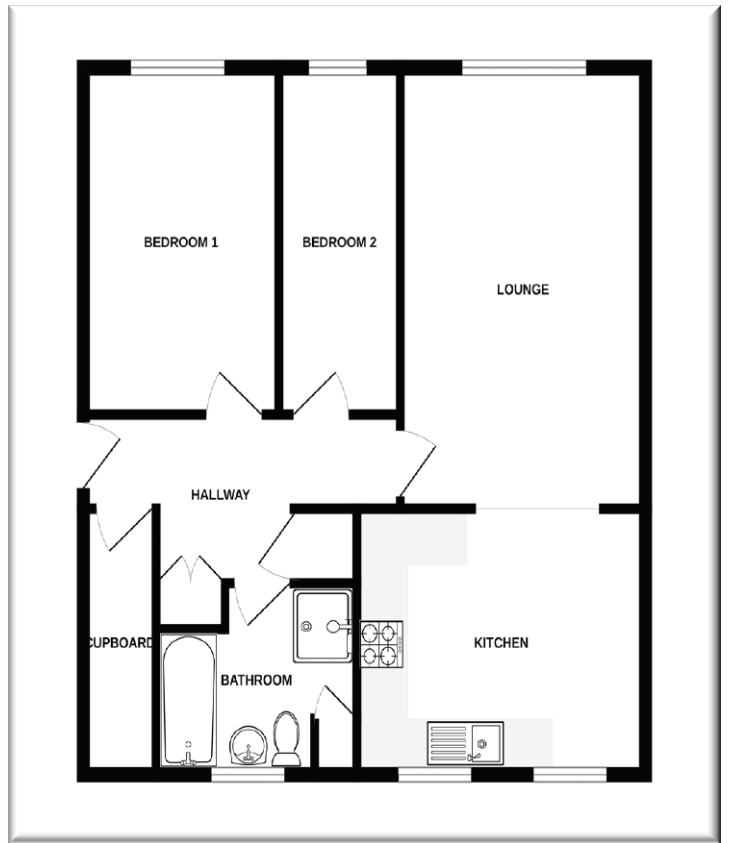
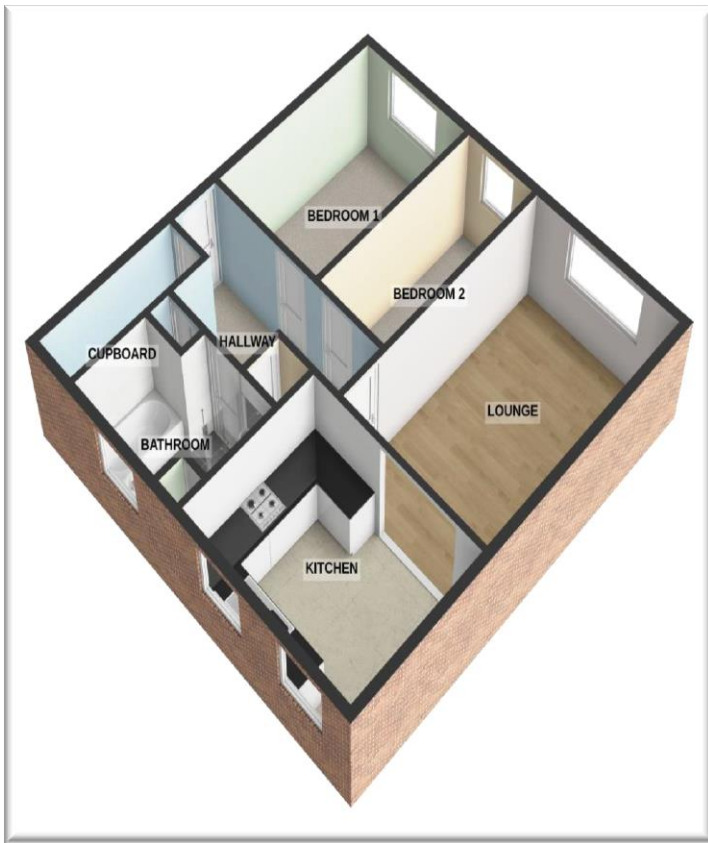
*"Ultimate Estate
Agency....From The Fox"*

Viewings : Northwich Office
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The Fox's Insight

- Tenure - Leasehold
- Title Number - TBC
- Class Of Title - TBC
- Services - Mains - Gas - Electric - Water (Meter) - Sewer
- Council Tax Banding - A
- Parking Arrangements - Street Parking

Directions

Peckforton Way is located off Beeston Street Castle.

"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	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.