



# ROYAL FOX

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- 1st Floor Apartment
- Two Bedrooms
- Tenant In-Situ
- Rent £780 p.c.m

- Gated Complex
- Allocated Parking Space
- Gas Central Heating
- Close To Hartford Centre



7 Belgravia Court Sandringham Place  
Hartford Northwich

Asking Price  
**£135,000**

## Main Description

**INVESTMENT OPPORTUNITY - TWO BEDROOM APARTMENT - TENANT IN-SITU - JULIET BALCONIES - TARGET RENT £780 P.C.M. - SOUGHT AFTER LOCATION.....** Royal Fox are very pleased to offer to the open market this well presented 1st floor two bedroom apartment. The property stands in private grounds with a electrically controlled gate leading to the private parking space. With intercom facility the apartment comprises briefly: entrance hall, lounge/dining room with 3 Juliet balconies, modern fitted kitchen with built in appliances to include - oven, hob, extractor fan, fridge, freezer, dishwasher & washer/dryer, two bedrooms main bedroom with fitted wardrobes and a further Juliet balcony and a combined bathroom/WC finished in white with shower attachment over the bath. The property is warmed by gas fired central heating with the added benefit of UPVC double glazed windows. Belgravia Court affords good access to Hartford where an excellent selection of local amenities and services can be found. Northwich Centre is around 2.0 miles away. Public transport is readily available with Greenbank Railway Station 0.4 miles away and Hartford Station 0.7 miles away. **Offered at a realistic asking price with a healthy yield return.**

- Approx Sq Ft -576.2 (53.5 Sq m)
- Leasehold - 999 Year Term from 01/01/2006
- Service Charge - £71.53 Per Month
- Ground Rent - £67.00 Per Annum
- Council Band C
- EPC Rating- B
- Construction - Brick Cavity/Tiled
- Services - Mains - Gas - Electric - Water (Meter) - Sewer
- Parking - One Allocated Space

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## The Fox's Insight

- Tenure: Leasehold
- Title No: TBC
- Class Of Title: TBC
- Mains Service Connected: Water, Gas, Electric, Sewerage
- Tax Band: C
- Parking: Allocated Parking Space

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## Directions

From Northwich Centre leave along the A559 Chester Road heading towards Hartford. Pass Greenbank Railway Station, proceed straight on and then turn left into Hazelmere Close, turn right into Carriage Drive. Belgravia Court/ Sandringham Place is located on the right hand side.

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







## Accommodation

### Entrance Hall

**Lounge/Dining Room** 14' 5" x 16' 8" (4.4m x 5.08m)

**Kitchen** 8' 4" x 8' 11" (2.54m x 2.73m)

**Bedroom One** 13' 8" x 8' 4" (4.16m x 2.53m)

**Bedroom Two** 8' 2" x 7' 7" (2.5m x 2.3m)

**Bathroom/WC** 5' 3" x 9' 2" (1.6m x 2.8m)

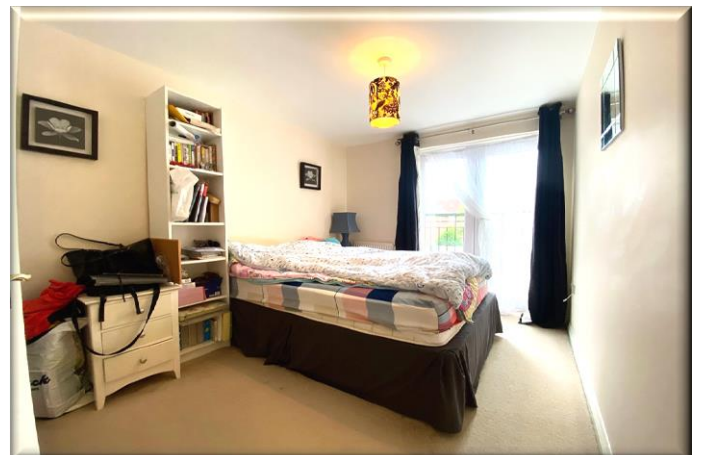




*“Put your property  
in our hands...”*



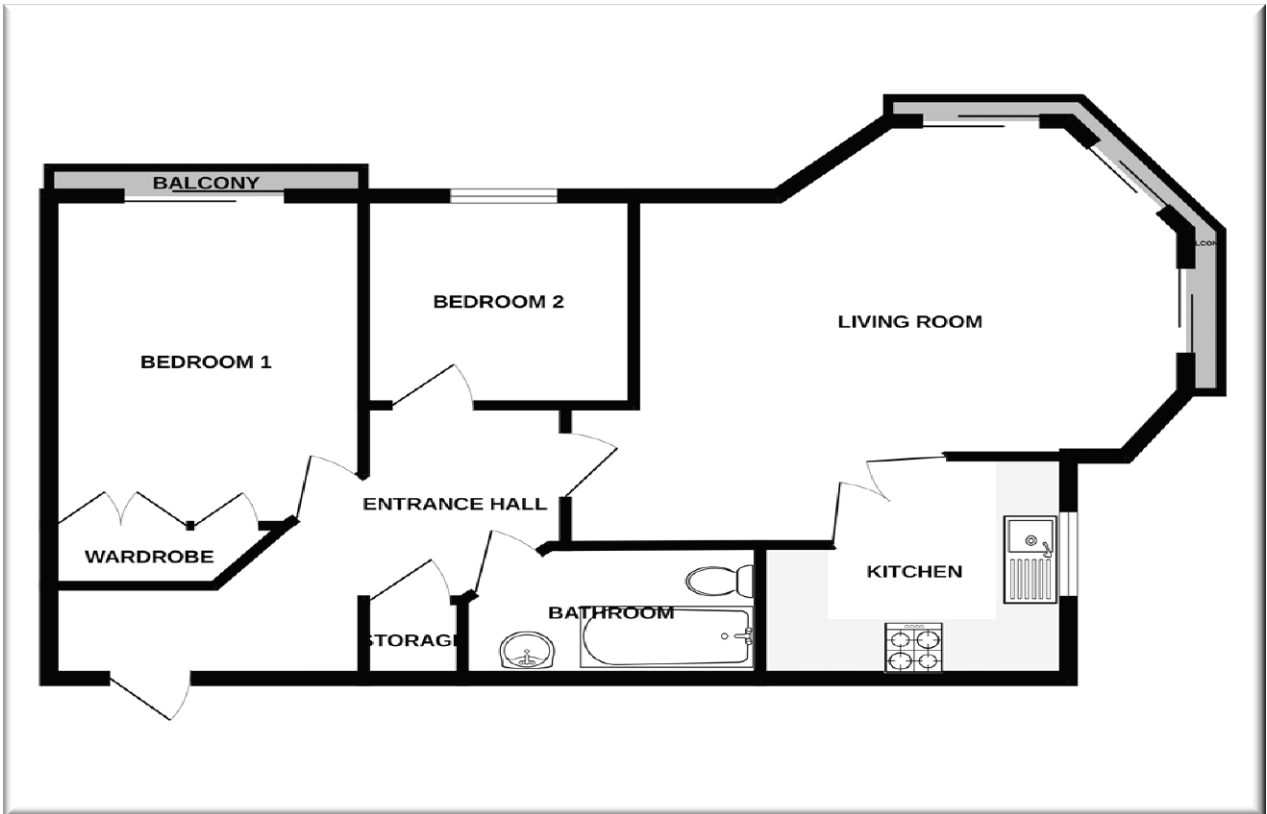
*“Ultimate Estate  
Agency....From The Fox”*



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

**Tel: 01606 44 0 44**

**e: info@royalfox.co.uk**



**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+	<b>A</b>		
81-91	<b>B</b>	83 B	83 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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