



ROYAL FOX

... ultimate estate agency

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Key Features

- Ground Floor Apartment
- Over 55's Complex
- Upgraded Kitchen & Shower Room
- No Chain/24 Hour Care Line
- One Bedroom
- Economy 7 Electric Heating
- Attractive Grounds
- Private Patio
- Communal Lounge/Free Laundry Room



Main Description ...

SPACIOUS GROUND FLOOR APARTMENT - OVER 55'S ONLY - UPGRADED KITCHEN & SHOWER ROOM. Royal Fox Estates are very pleased to offer this one bedroom apartment within a **PURPOSE BUILT COMPLEX** for residents aged over 55, located in the heart of Northwich. Constructed by McCarthy & Stones (Developments) LTD the apartment is located on the ground floor with private patio to the rear and attractive garden views. The property comprises briefly: Entrance hall, Spacious lounge/diner, modern and well fitted kitchen with **BUILT IN APPLIANCES**, double bedroom with built in wardrobe & combined bespoke shower room /WC. The development benefits from a resident's lounge, communal gardens, free laundry room, bookable guest suite for overnight visitors, house manager and 24 hour emergency care line. The property is conveniently positioned a short walk away from Waitrose supermarket and the town centre of Northwich with a wide selection of shops and services is literally on the doorstep Internal viewings are recommended by the FOX and can be arranged through our Northwich office.

- Approx - Sq ft – 458 (42.6 Sq m) Leasehold, 125 years lease from 01/05/1995
- Ground rent £439.36- PA Service Charge £3407.46- PA - To include buildings insurance, water rates, and upkeep of gardens and communal areas.
- Council Band - B --- EPC Rating - C
- Construction Brick cavity/Tiled
- Services - Mains - Electric/Water (Meter) Sewer
- Parking - Car Park



8 Weaver Court London Road
Northwich

Offers in Excess of

£70,000



Accommodation

Entrance Hall 6' 6" x 7' 9" (1.99m x 2.36m)

Storeroom 2' 9" x 6' 4" (0.85m x 1.94m)

Lounge/Diner 18' 5" x 10' 8" (5.62m x 3.25m)

Kitchen 6' 9" x 7' 7" (2.05m x 2.31m)

Bedroom 12' 4" x 9' 2" (3.75m x 2.79m)

Shower Room/WC 6' 10" x 5' 7" (2.08m x 1.69m)





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

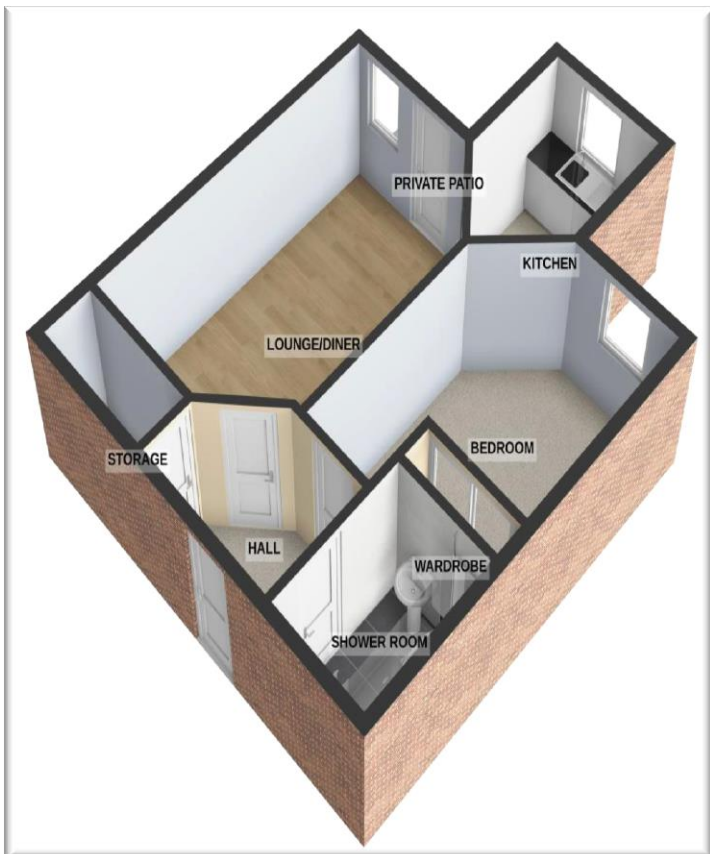
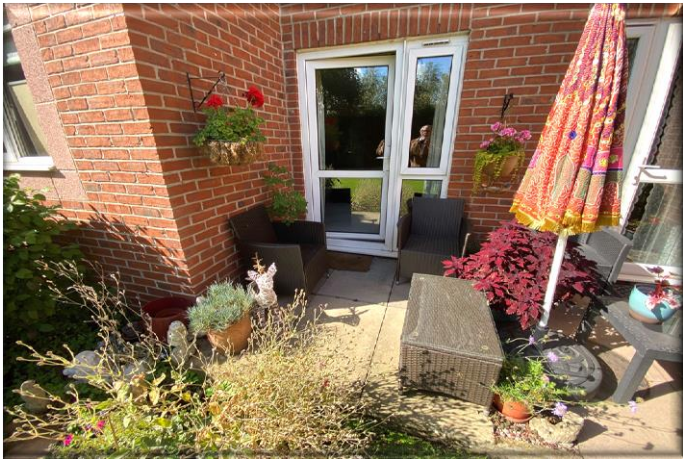


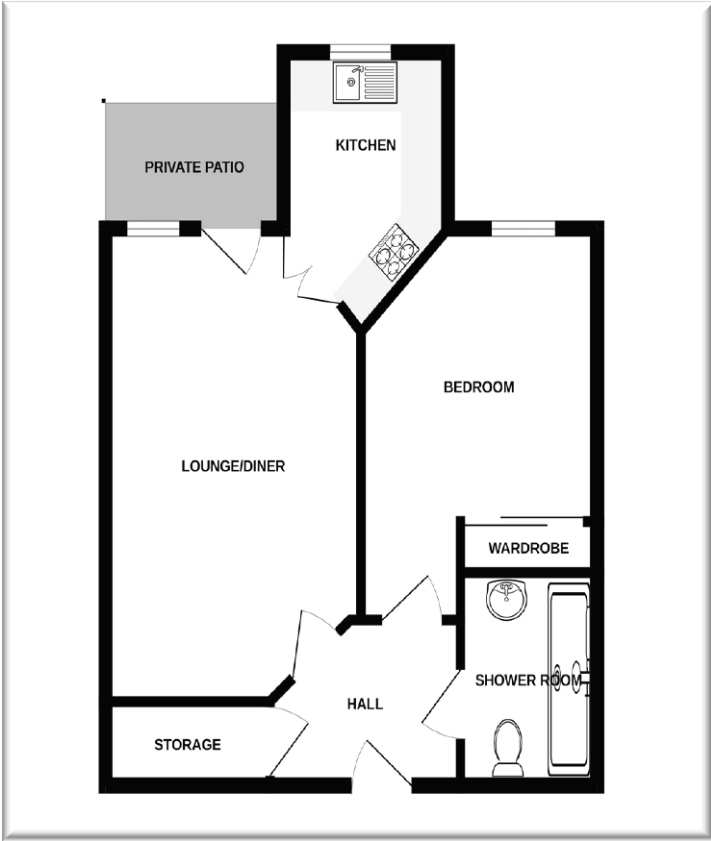
*"Ultimate Estate
Agency....From The Fox"*

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

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Weaver Court is situated close to the town centre opposite Waitrose Car Park

***“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, Main Sewer
- Council Tax Banding - B
- Parking Arrangements - Car Park



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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