



ROYAL FOX

... ultimate estate agency

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Key Features

- Second Floor Apartment
- Over 60's Complex
- Modern Kitchen & Shower Room
- Smart Electric Heating
- Close to Town Centre
- Residents Lounge
- Communal Gardens
- 24 Hour Emergency Assistance
- Lift Access



OFFERED AT REALISTIC ASKING PRICE - SECOND FLOOR APARTMENT - OVER 60'S COMPLEX - FINISHED TO MODERN STANDARD ... Royal Fox Estates are pleased to offer this one bedroomed second floor apartment within a purpose built development with a wonderful community feel. Townbridge Court was constructed in 2001 by McCarthy & Stone developments, consisting of 58 properties and offering residents independent living alongside 24 hour care assistance if needed.

ACCOMODATION: No. 50 comprises briefly: Entrance Hallway with large storage cupboard, Spacious Lounge/Diner, modern Kitchen with built in electric hob & oven. Double Bedroom with built in wardrobes & dressing table & modern Shower Room/WC with heated towel rail. The property is warmed throughout with efficient Fischer electric radiators.

DEVELOPMENT: Townbridge Court offers residents a range of on site facilities including: Residents Lounge, Kitchen Area, Communal Gardens & Free Laundry Room. Lift access is available to all floors and all apartments are equipped with emergency pull cords with 24 hour assistance on hand if required.

LOCATION: Located in central Northwich, the town centre is just a short walk into and offers a wide range of shops, supermarkets & amenities.



**50 Townbridge Court Castle Street
Northwich**

**Guide Price
£70,000**



Accommodation

Hall 10' 9" x 13' 3" (3.27m x 4.03m)

Lounge/Diner 16' 6" x 10' 2" (5.02m x 3.11m)

Kitchen 5' 8" x 7' 5" (1.73m x 2.25m)

Shower Room/WC 6' 8" x 5' 7" (2.03m x 1.7m)

Bedroom 13' 3" x 8' 11" (4.04m x 2.73m)



- **Approx. Sq Footage 540 (50 Sq m)**
- **Tenure: Leasehold**
- **Ground Rent 787.70 PA**
- **Service Charge £2727.44 PA**
- **Length of Lease 125 Years (From Nov 2001)**
- **Mains Connected: Electric, Water, Sewage**
- **Parking Arrangements: Resident Car Park**



***"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



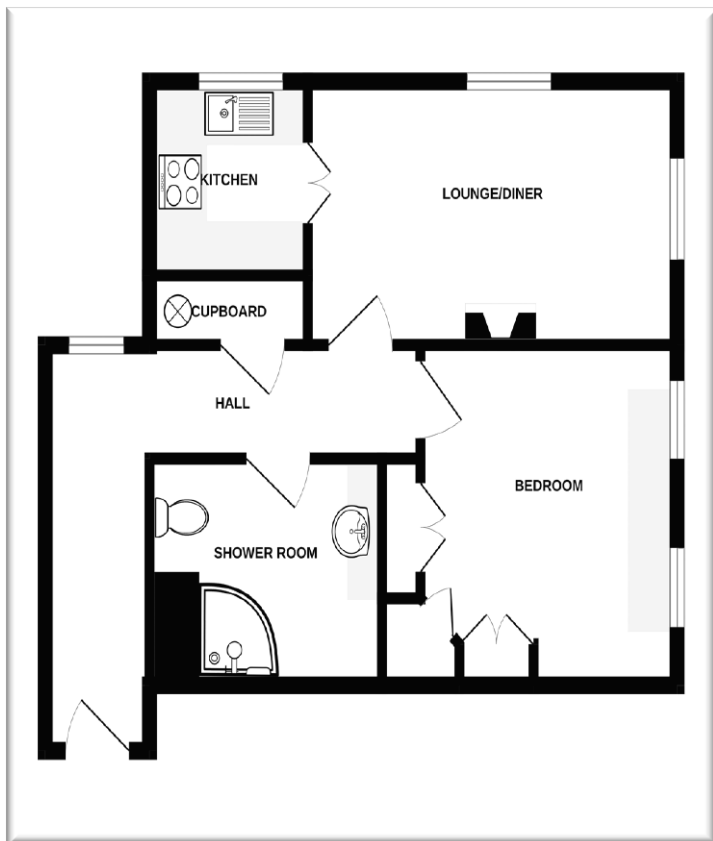
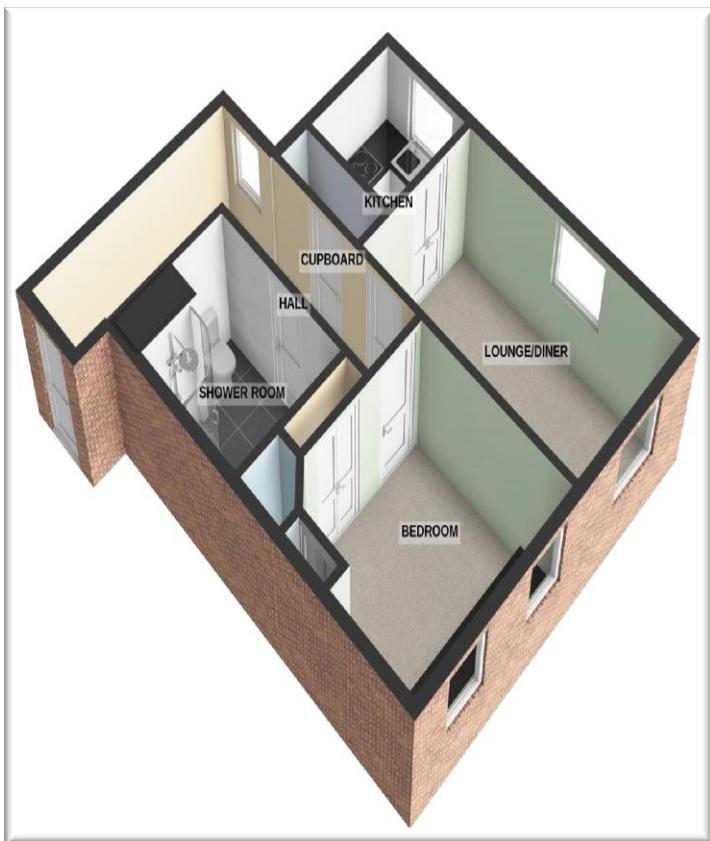


***"Put your property
in our hands..."***



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





The Fox's Insight

- Tenure: Leasehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Water, Sewage
- Council Band: B
- Parking Arrangements: Resident Car Park

Directions

Townbridge Court is located on Castle street. before reaching the bridge turn left heading under the archway to access the development.

***"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	70 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.