



ROYAL FOX

... ultimate estate agency

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- **Spacious 2nd Floor Apartment**
- **Fantastic River/Marina Views**
- **Gated Residential Development**
- **Two Bedrooms**
- **Bathroom & En-Suite**
- **Gas Central Heating & UPVC Double Glazing**
- **Allocated Parking & Communal Gardens**
- **Town Centre Location**



DELIGHTFUL MODERN APARTMENT - GATED COMPLEX - MARINA VIEWS - CLOSE TO TOWN CENTRE - TWO BEDROOMS - EN-SUITE - ALLOCATED PARKING.....

Royal Fox Estates are extremely pleased to offer 8 Moathouse, this particular apartment can be purchased one of two ways either with a Tenant-in-Situ paying a monthly rent of £938 or as a vacant property upon completion.. The apartment features gas fired central heating and UPVC double glazed windows.

ACCOMMODATION - Comprising briefly: communal entrance hall and staircase to the apartment. Private entrance hall, open plan living with lounge and modern fitted kitchen having built in appliances. Two good sized bedrooms with en-suite shower room/WC to the main bedroom and a additional bathroom/WC.

OUTSIDE - The property sits within a private gated development accessed via key switch. There is allocated parking available to the front (one space). Communal gardens are to the rear and residents can enjoy peaceful views over the River & Marina.

LOCATION - Marine Approach is located in the centre of Northwich where the town centre can be easily reached on foot. Boasting a wide range of shops & services as well as Barons Quay development and multi screen Odeon cinema.



**Flat 8 Moathouse Marine Approach
Northwich**

**Guide Price
£160,000**



Property Information –

- *Sq Footage: Approx 659 - Sq m - 61.1*
- *Tenure: Leasehold - 125 year term from 2003*
- *Ground Rent: £250.00 PA*
- *Service/Estate Charge: £1923.35*
- *EPC Rating: C*
- *Council Tax Band: C*
- *Parking Arrangements: One Allocated Space*

Accommodation

Entrance Hallway 18' 7" x 8' 9" (5.66m x 2.66m)

Lounge 19' 3" x 11' 8" (5.87m x 3.56m)

Kitchen 5' 11" x 11' 8" (1.8m x 3.56m)

Bedroom One 13' 1" x 8' 8" (3.98m x 2.65m)

En-Suite 5' 10" x 5' 6" (1.77m x 1.68m)

Bedroom Two 8' 4" x 11' 8" (2.55m x 3.56m)

Bathroom/WC 7' 2" x 5' 6" (2.19m x 1.68m)





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

Viewings : Northwich Office
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"Detailed property particulars, packed with photographs, descriptions and insight..."

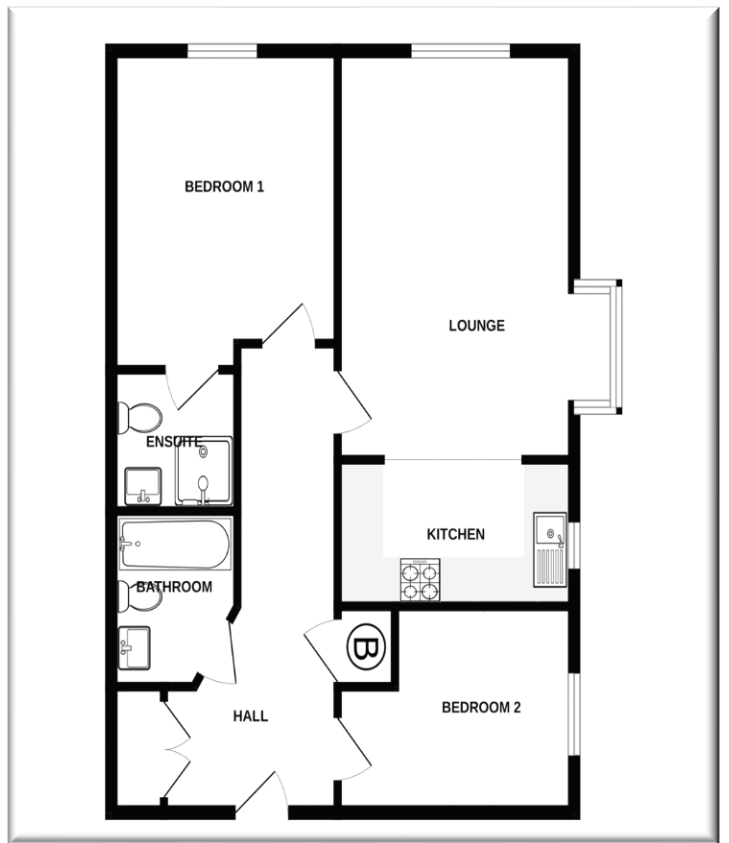
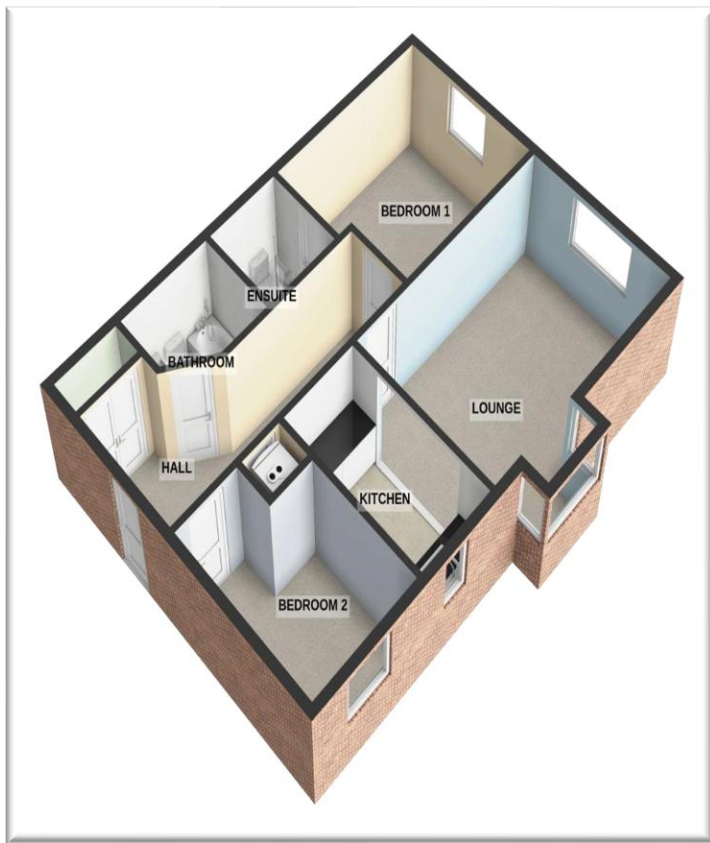


"Put your property in our hands..."



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 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.



The Fox's Insight

- Tenure - Leasehold
- Title Number - TBC
- Class of Title - TBC
- Mains Services Connected - Gas, Electric, Water (Main Sewer)
- Council Tax Band - C
- Parking Arrangements - One Allocated Space

Directions

Marine Approach is located just off Castle Street on the right hand side. Enter through the gates then turn right at the bottom of the road to reach the Moathouse.

"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.