



London Road Flat 32 Weaver Court | Northwich | CW9 5EU

EDWARD
mellor



Features

- A first floor apartment in Weaver Court
- Conveniently situated in the town centre
- With a lounge/diner and fitted kitchen
- One double bedroom and shower room
- Buyers must be aged 55 or over

Situated on the first floor Weaver Court, this apartment is perfect for retirement living and is superbly situated in the centre of town. With electric heating and PVCu double glazing, the accommodation in summary comprises entrance hall with

storage space, lounge, diner and fitted kitchen with integrated oven and hob. There is a double bedroom and shower room. For residents there is an attractive communal lounge. Weaver Court has a patio area and gardens that are on the riverbank. The

development is local to supermarkets, banks, doctors, dentists, café's and close to bus routes. Close by there are further retail parks offering a wider range of shopping.



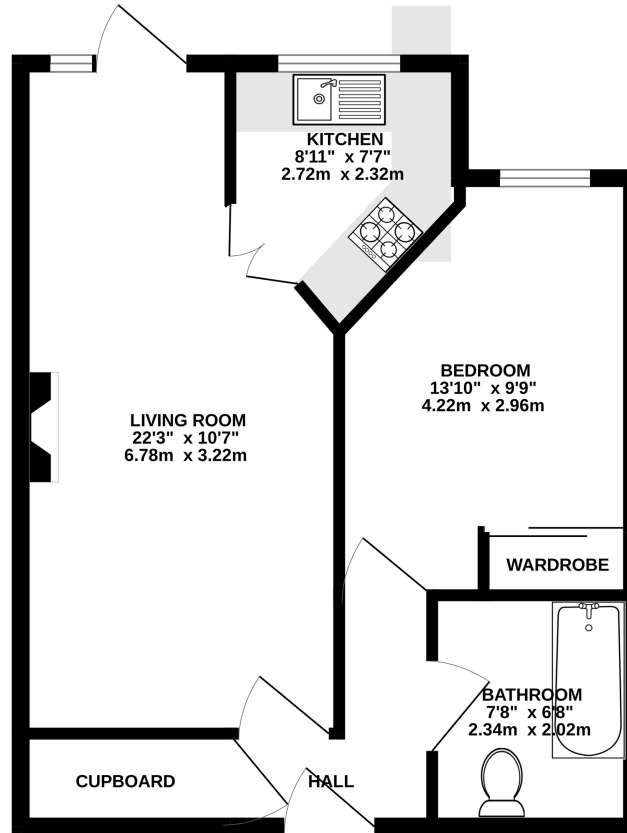
Weaver Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 48 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bath/shower room. It is a condition of purchase that residents be over the age of 55 years.

SERVICES: Mains drains. electricity and water. **TENURE:** We are informed that the property is Leasehold with an annual ground rent of £200. **SERVICE CHARGE -** There is currently an annual service charge of £3,242.06. **NOTE** We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. Cheshire West and Chester Council tax band - B - Energy Efficiency Rating Band TBC

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 488 sq.ft. (45.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan ©2024.

Important Information

- Council Tax Band: B
- Tenure: Leasehold
- Annual Ground Rent: £200

- Annual Service Charge: £3242.06

EPC Rating

10, The Bull Ring, CW9 5BS
T: 01606 455 14
E: northwich@edwardmellor.co.uk



The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.