



# Bridgewater

## Estates & Lettings



### 27 Sandiford Square Venables Road, Northwich, CW9 5GD

An excellent modern 2 bedroom top floor apartment situated in a convenient location near the centre of Northwich town centre.

The property is available unfurnished but with white goods.

The property briefly comprises of:

Entrance hallway.  
Spacious lounge  
Modern fitted kitchen with white goods.  
2 bedrooms

This apartment has been fully decorated and has new carpets and must be viewed to appreciate the space it provides.

Loft access is also available for storage.

Local supermarkets and shops are only a short walk away

- Top Floor apartment
- Two bedrooms
- Council tax band B
- Fully redecorated
- Loft storage
- New carpets
- EPC level C

**£775 PCM**

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| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) A                                 |                            |                                                                                     |
| (81-91) B                                   |                            |                                                                                     |
| (69-80) C                                   |                            |                                                                                     |
| (55-68) D                                   |                            |                                                                                     |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                                                                                     |
|-----------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                                 | Current                    | Potential                                                                           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                     |
| (92 plus) A                                                     |                            |                                                                                     |
| (81-91) B                                                       |                            |                                                                                     |
| (69-80) C                                                       |                            |                                                                                     |
| (55-68) D                                                       |                            |                                                                                     |
| (39-54) E                                                       |                            |                                                                                     |
| (21-38) F                                                       |                            |                                                                                     |
| (1-20) G                                                        |                            |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                     |
| England & Wales                                                 | EU Directive<br>2002/91/EC |  |

