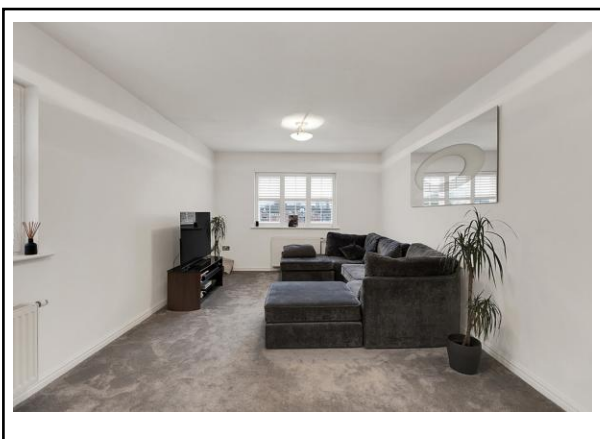




7 Moat House, Marine Approach, Northwich, Cheshire, CW8 1GE

£150,000

Enjoy modern town centre living with this spacious two-bedroom second-floor apartment, ideally positioned within a desirable waterfront development in the heart of Northwich. Offering excellent access to the town's wide range of shops, restaurants, bars and everyday amenities, the property is perfectly placed for those seeking a convenient and vibrant lifestyle. The apartment is situated within a secure gated community and is accessed via stairs, with no lift available. The well-proportioned accommodation comprises entrance hall, spacious open-plan lounge/diner, modern kitchen area, two bedrooms including a bedroom with en-suite facilities, and a separate family bathroom. Externally, the property benefits from a designated parking space, although with the town centre and waterfront amenities right on your doorstep, a car may rarely be needed.

A fantastic opportunity to acquire a spacious apartment in a highly convenient and sought-after location.

Accommodation

Entrance Hall

Entrance hall providing access to the principal rooms and accommodation.

Living Room – 5.85m x 3.47m (19'2" x 11'4")

A bright and spacious living room featuring two uPVC windows and a radiator. The room provides a comfortable main reception space and leads directly into the kitchen, creating an open-plan feel.

Kitchen – 1.77m x 3.47m (5'10" x 11'4")

Fitted kitchen comprising a range of base units and wall-mounted units, with an integrated gas hob, oven, extractor fan and fridge freezer. uPVC window providing natural light.

Bedroom One – 3.97m x 2.73m (13'0" x 8'11")

Well-proportioned double bedroom with uPVC window and radiator. The bedroom benefits from its own en-suite shower room.

En-Suite Shower Room – 1.79m x 1.68m (5'10" x 5'6")

Fitted with a shower cubicle, wash hand basin and WC, together with a heated towel rail.

Bedroom Two – 2.58m x 3.47m max (8'6" x 11'4" max)

Second bedroom with uPVC double-glazed window and radiator.

Family Bathroom – 3.13m x 2.00m (10'3" x 6'7")

Modern family bathroom comprising a bath with shower over, wash hand basin and WC, with radiator.

Outside

The property benefits from one allocated parking space.

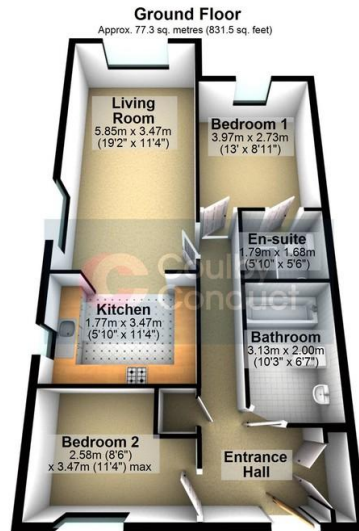
Tenure & Charges

Length of lease 125 years from 2003 - 102 years left on date of instruction 12/08/2026

£250 per annum ground rent, paid at £125 every 6 months on date of instruction 12/08/2026

£2,630 per year in service charges - on date of instruction 12/08/2026

£638 estate charge per year- on date of instruction 12/08/2026



Total area: approx. 77.3 sq. metres (831.5 sq. feet)



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.