



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

- First Floor Apartment
- Over 55's Development
- One Bedroom
- Modern Shower Room
- Town Centre Views
- Residents Lounge
- Communal Kitchen & Free Laundry Room
- Attractive Gardens
- Private Car Park



FIRST FLOOR APARTMENT - OVER 55'S DEVELOPMENT - ONE BEDROOM - COMMUNAL RESIDENT SPACES & ATTRACTIVE GARDENS ...

Royal Fox Estates are very pleased to offer this one bedroom apartment within a PURPOSE BUILT COMPLEX for residents aged over 55 in the heart of Northwich. Constructed by McCarthy & Stones (Developments) LTD the property is located on the first floor which can be accessed via lift & enjoys forward views over the Bull Ring & Town Centre.



**Flat 25, Weaver Court London Road
Northwich**

**Guide Price
£65,000**



Accommodation

Entrance Hall 4' 10" x 9' 2" (1.47m x 2.8m)

Lounge/Diner 16' 7" x 8' 5" (5.06m x 2.56m)

Kitchen 8' 11" x 5' 9" (2.73m x 1.74m)

Bedroom 12' 9" x 8' 10" (3.89m x 2.68m)

Shower Room/WC 8' 11" x 7' 3" (2.71m x 2.2m)

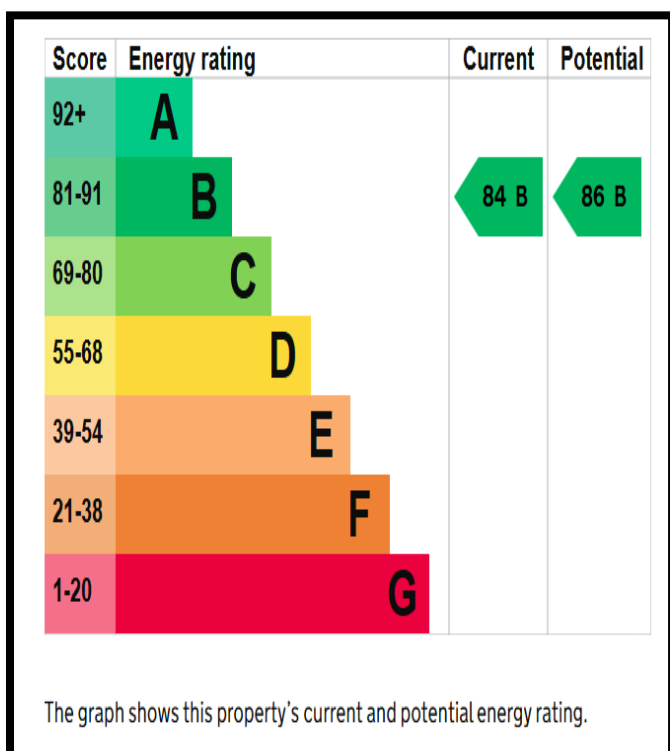
ACCOMMODATION: The apartment comprises briefly: Hall, Spacious lounge/diner, fitted kitchen with induction hob, double bedroom with built in wardrobe & modern combined shower room /WC. The development benefits from a resident's lounge, communal gardens, free laundry room, bookable guest suite for overnight visitors, house manager and 24 hour emergency careline.

OUTSIDE: The development offers a private car park for residents & very well cared for, attractive communal gardens set next the river with seating areas to relax.

LOCATION: The property is conveniently positioned a short walk away from Waitrose supermarket and the town centre of Northwich with a wide selection of shops and services.

Property Information:

- Approx. Sq Footage - 430 Sq Ft. (42.8 Sq m)
- Tenure: Leasehold
- Length of Lease: 125 Years from 1995
- Ground Rent: £439.36 PA (Based on latest 6 month statement Sept 26 - March 27)
- Service Charge: £4282.78 PA (Based on Latest 6 month statement Sept 26- March 27)
- Council Band: B
- EPC Rating: B
- Parking Arrangements: Car Park





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



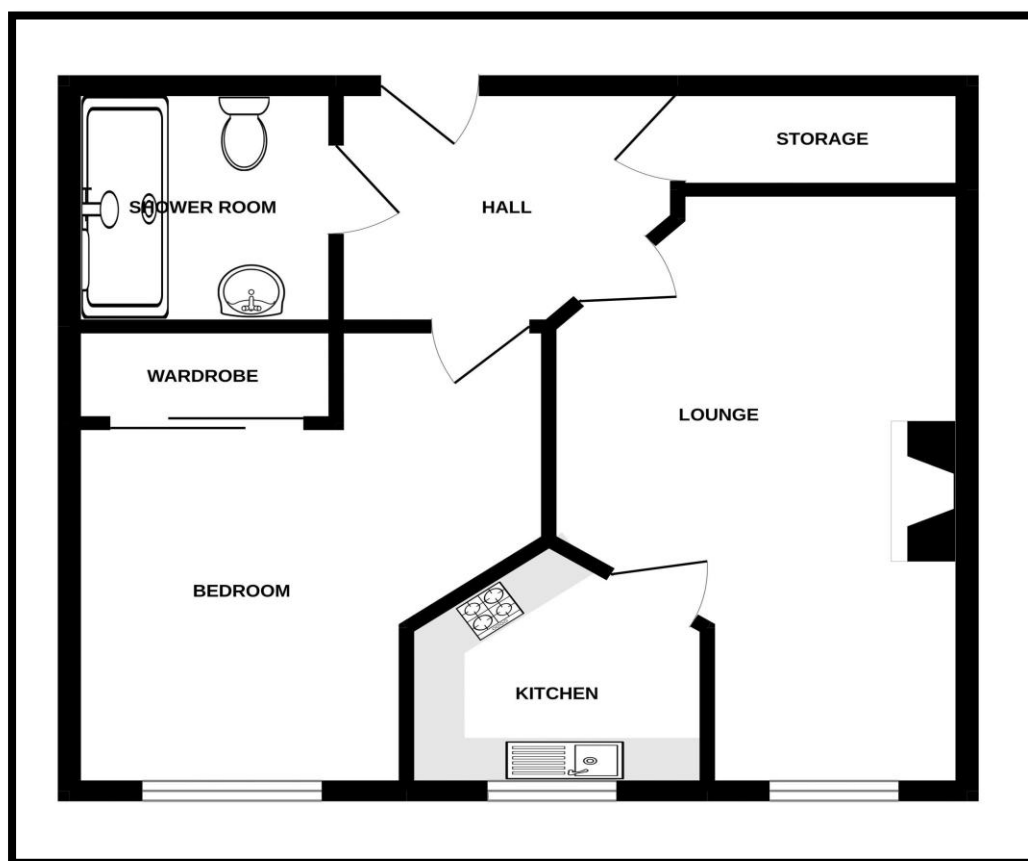
*"Ultimate Estate
Agency....From The Fox"*

Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Weaver Court is situated close to the town centre on London Road opposite Waitrose Car Park

***“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.