



# ROYAL FOX

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- **Second Floor Apartment**
- **Two Double Bedrooms**
- **Open Plan Layout**
- **Dining Kitchen**
- **Upgraded Boiler**
- **Integrated Appliances**
- **Purpose Built Development**
- **Allocated Parking**
- **Close to Town Centre**



**ATTRACTIVE SECOND FLOOR APARTMENT - TWO DOUBLE BEDROOMS - COURTYARD SETTING - ALLOCATED PARKING - CLOSE TO TOWN CENTRE - EXCELLENT FIRST TIME PURCHASE / INVESTMENT OPPURTUNITY...**

*Royal Fox Estates are pleased to offer this well cared for & spacious second floor apartment located just a short walk away from Northwich Town Centre. Anderton Grange (built between 2003 - 2006) off Hollands Road is set well back in a quiet courtyard setting. The home benefits from UPVC double glazing and gas fired central heating with a recently upgraded combination boiler (Oct 2022), all in all making for an excellent first time purchase or savvy investment with an estimated gross annual yield of 8.5-9 %*



**11 Anderton Grange Hollands Road  
Northwich**

**Offers in Excess of  
£120,000**



**ACCOMMODATION:** Comprising of briefly: Entrance hall, spacious lounge, open kitchen diner with built in appliances (Inc. integrated washing machine & dishwasher). There are two excellent size double bedrooms and a combined bathroom/WC.

**OUTSIDE:** As mentioned the property sits within a courtyard on a purpose built development with communal grounds. The allocated parking space for the property (PC) is conveniently located just outside the communal door. Further visiting spaces are available to the rear of the complex.

**LOCATION:** The home allows for a short walk into the town centre with its large range of shops, supermarkets and national chains. As well as multi-screen Odeon cinema. Approx. 1 mile away in opposite directions are Northwich & Greenbank railway stations & good access is provided out of Northwich to the A556 putting you on to the M6 & M56 motorway networks.

**Property Info:**

- Tenure - Leasehold
- Lease Length - TBC
- Ground Rent - £150 PA
- Service Charge - £108 PCM Paid to Estates Property Management
- EPC Rating - C
- Council Band - C
- Parking Arrangements - Allocated Space

**Accommodation**

**Entrance Hall** 4' 5" x 15' 11" (1.35m x 4.86m)

**Lounge** 13' 9" x 12' 8" (4.18m x 3.86m)

**Kitchen/Diner** 11' 3" x 13' 7" (3.44m x 4.13m)

**Bedroom One** 11' 8" x 11' 6" (3.55m x 3.50m)

**Bedroom Two** 9' 5" x 11' 6" (2.86m x 3.50m)

**Bathroom/WC** 9' 1" x 6' 6" (2.78m x 1.97m)

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



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



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

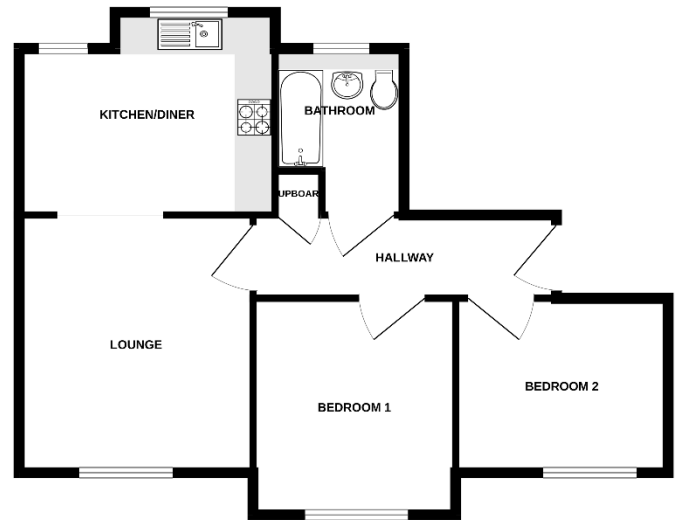
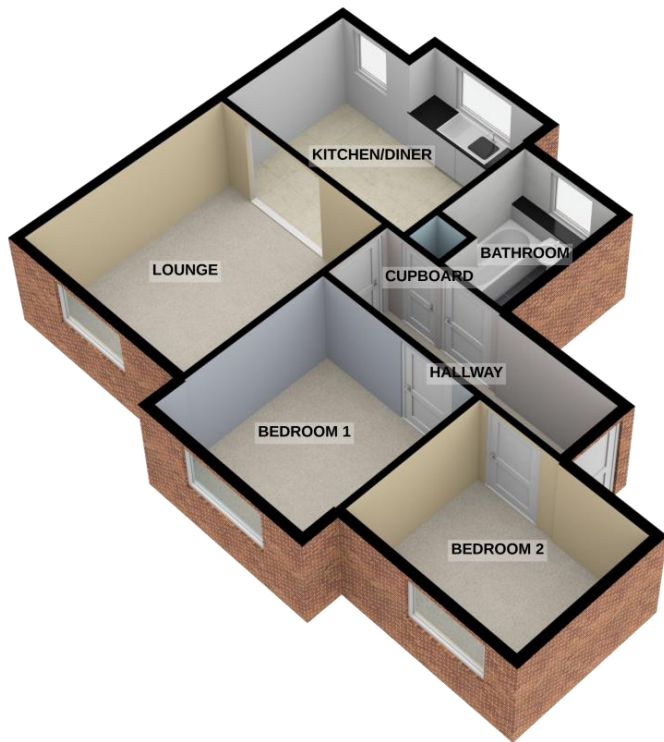
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*"Ultimate Estate  
Agency....From The Fox"*







## Directions

Travelling from Northwich Centre, proceed along Chester Way, turning left into London Road. Continue along London Road, passing the Salt Museum (to the right) and turning left into Hollands Road. Proceed into the Anderton Grange complex passing under the arch and flat 11 is located on the right hand side. Visitor car parking spaces are to the rear of the complex.

***“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.