



# ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

- Spacious Apartment
- Open Plan Living
- Two Double Bedrooms
- The Byley Design
- Gas Central Heating
- Built In Appliances
- UPVC Double Glazed
- Built In Storage
- Private Parking Space

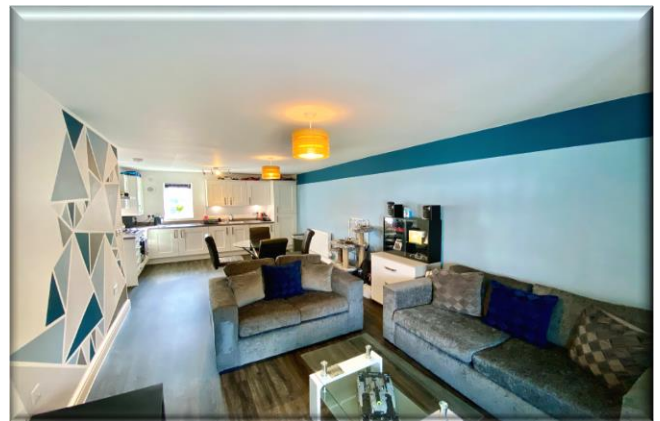


**IMMACULATE SECOND FLOOR APARTMENT - OPEN PLAN LAYOUT - BUILT BY MORRIS HOMES - THE BYLEY DESIGN- SOUGHT AFTER LOCATION - IDEAL FIRST PURCHASE...**

Royal Fox Estates are pleased to offer this well cared for & beautifully presented second floor apartment. No.10 offers buyers modern open plan living with high spec fixtures & fittings making for an ideal first time purchase. Warmed by gas fired central heating (combination system) & UPVC double glazing, the apartment comprises briefly: Entrance Hall, open plan lounge/diner with modern fitted kitchen having BUILT IN APPLIANCES, two double bedroom & combined bathroom & shower cubicle/WC. Access is available both front & rear to the communal hallway. Outside to the rear there is a dedicated parking space, together with a number of additional guest spaces.

Winnington Village is a sought after modern residential development offering a selection of shops and amenities within a short walk from the apartment. Northwich town centre is approx. two miles away with many national chains, major supermarkets & multi screen Odeon cinema. Easy access afforded for commuters to the major motorway links via the A556 & A49.

**INTERNAL VIEWINGS COME HIGHLY RECOMMENDED BY THE FOX.**



**10 Ryal Court Butterworth Road  
Winnington Village Northwich**

**Offers In Excess Of  
£150,000**



### **Property Details**

**Approx Sq Footage: 715**

**Tenure: Leasehold - 150 years from 01/01/2019**

**Ground Rent & Service Charge: £1154.04 PA - Reviewed Annually.**

**Council Band: B**

**EPC Rating: B**

**Parking Arrangements: Dedicated Parking Space**

### **Accommodation**

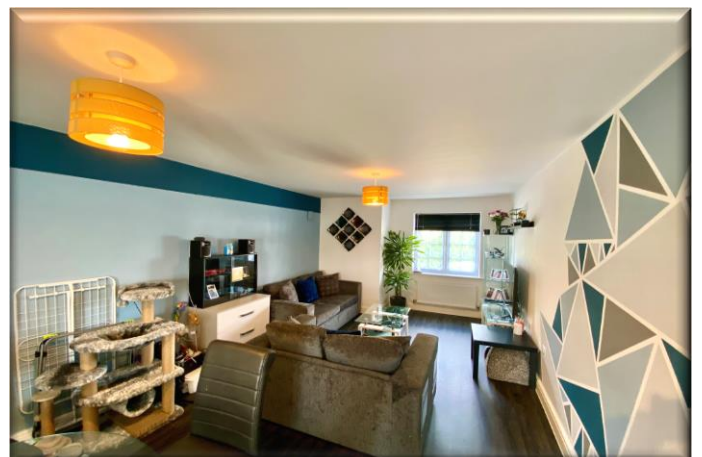
#### **Entrance Hallway**

**Lounge/Diner/Kitchen** 25' 10" x 12' 10" (7.865m x 3.910m)

**Bedroom One** 13' 1" x 8' 5" (4.000m x 2.570m)

**Bedroom Two** 13' 1" x 8' 8" (4.000m x 2.650m)

**Bathroom/WC** 6' 1" x 8' 11" (1.860m x 2.725m)





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

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

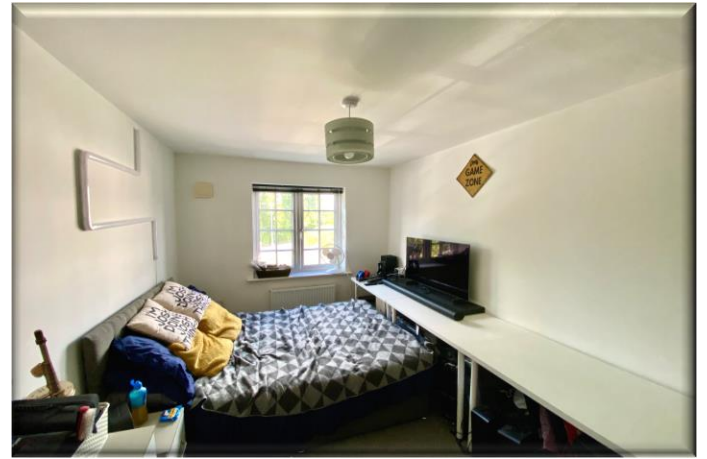
**Tel: 01606 44 0 44**

e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)

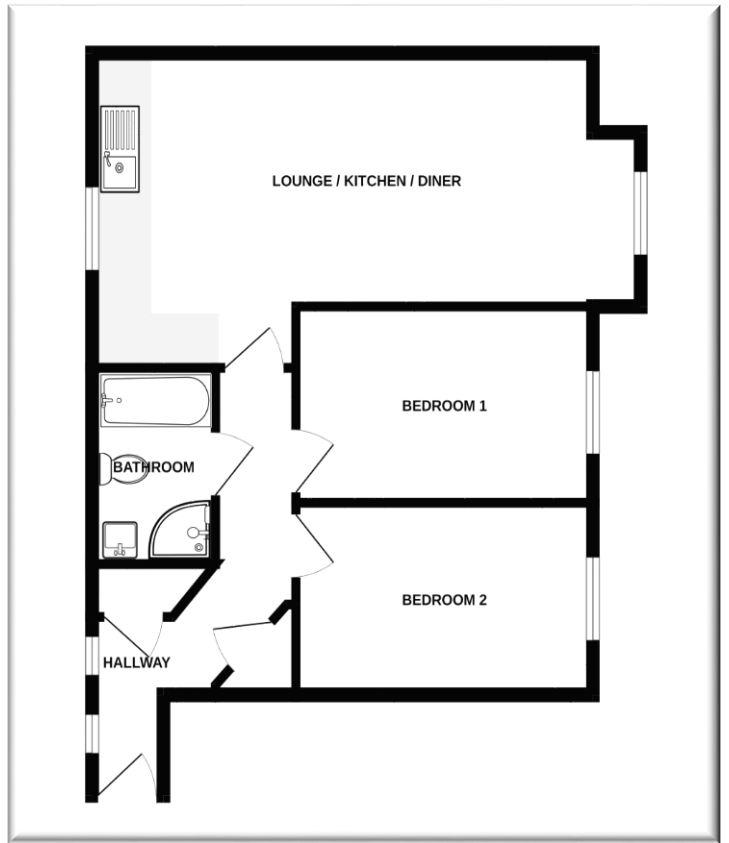
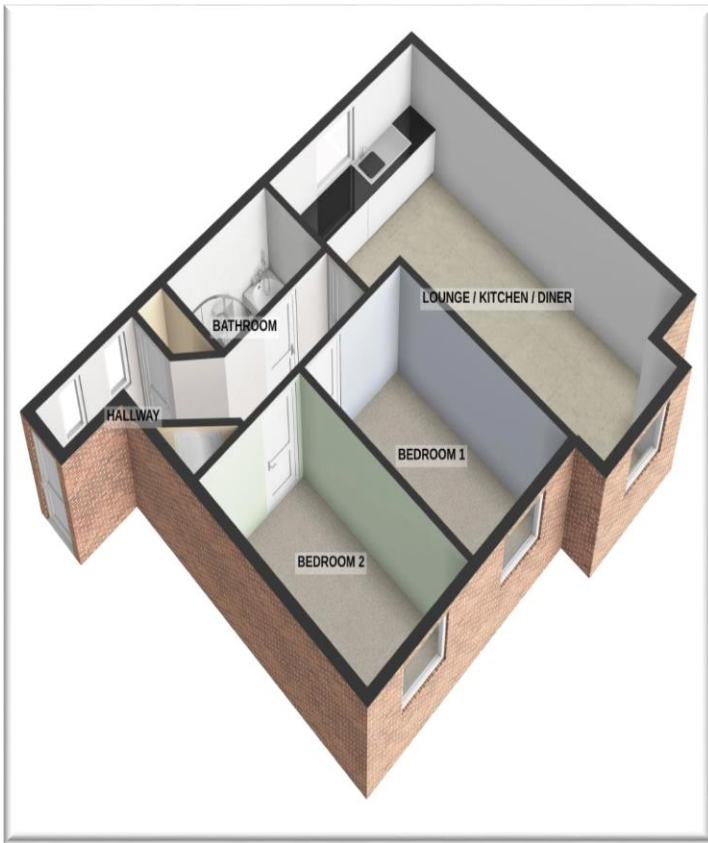




*"Put your property  
in our hands..."*



*"Detailed property  
particulars, packed  
with photographs,  
descriptions and  
insight..."*



## The Fox's Insight

- Tenure - Leasehold
- Title Number: TBC
- Class of Title: TBC
- Council Band: B
- Mains Services Connected: Electric, Gas, Water (Meter) Sewage
- Parking Arrangements: Dedicated Parking Space

## Directions

From Northwich leave along the one way system towards Hartford cross over the bridge and turn right at the traffic lights, turn left onto the A553 Winnington Lane. At the traffic lights with Moss Road proceed straight on down the hill to the next set of traffic lights and go straight on. Turn left into the new development onto Walker Road. Turn first right onto Butterworth Road and Ryall Court is located on the right hand side.

***"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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      | 83 B    | 83 B      |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

The graph shows this property's current and potential energy rating.