



1 Waterloo House Marine Approach

, Northwich, CW8 1GH

£995 Per month



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Summary

This well presented ground floor apartment, located in a gated development in the heart of Northwich, offers luxury living in a convenient location. Perfect for a single professional or couple looking for a comfortable and stylish living space and ready to move straight into on a furnished basis. The property features an entrance hall, a dual aspect lounge/diner, a modern kitchen with fitted appliances, a master bedroom with en-suite, another double bedroom, and a well appointed family bathroom.

Externally, residents can enjoy communal gardens and each property comes with an allocated parking space for one vehicle.

Situated in the popular area of Northwich, the development overlooks the River Weaver, park, and Town Bridge, offering picturesque views. The property is within close proximity to a range of shops, leisure facilities, and recreational amenities providing ample opportunity for the Tenant to explore.

For commuters, the A556 is just a short distance away, providing easy access to the M6/M56 motorway networks. This allows for convenient travel to Chester, Warrington, Liverpool, Manchester, and Manchester International Airport on a daily basis.

This ground floor apartment boasts 2 double bedrooms, 1 en-suite, and 1 family bathroom, all in excellent condition throughout. Don't miss the opportunity to view this fantastic property in Northwich town centre. Contact us now to arrange a viewing.

Northwich

This property is ideally positioned within walking distance of Northwich town centre, giving you easy access to everything the town has to offer. Northwich is a thriving Cheshire market town known for its riverside setting, strong community feel and excellent choice of amenities.

The town centre offers a mix of supermarkets, independent shops, cafés, restaurants and leisure facilities, along with the Barons Quay development featuring a cinema, gym and national retailers. Popular attractions such as the Anderton Boat Lift and the award-winning Lion Salt Works showcase the area's rich heritage.

For outdoor space, residents enjoy Marbury Country Park, Neumann's Flash and miles of scenic walking and cycling routes — all just a short

drive away. Families are well served by a selection of well-regarded primary and secondary schools.

Commuters benefit from excellent transport links, with easy access to the M6, M56 and A556, plus rail connections to Manchester, Chester and Liverpool. With its blend of convenience, lifestyle and ongoing investment, Northwich continues to be a highly desirable place to live.

Lettings

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy

Communal Entrance

Secure, communal entrance leading to apartment.

Ground Floor Apartment

Entrance

Hallway

5'8" x 19'2" (1.75 x 5.86)

Spacious entrance hallway, complete with neutral carpet and decoration that creates a warm and welcoming atmosphere. The hallway also boasts a convenient storage cupboard for shoes, ensuring a tidy and clutter-free space. Furniture included yew bookcase, ironing board, cylinder vacuum.

Open Plan Living Room / Dining Room

19'9" x 10'1" (6.04 x 3.09)

Open plan dual aspect living and dining room, elegantly decorated with neutral tones and cosy carpeting. The bay window fills the space with natural light, providing the perfect spot to relax and unwind after a long day.

Furniture included: Dining table with four chairs, as well as a comfortable settee and armchair. 34 inch television, a coffee table, two occasional tables, two table lamps, a standard lamp, and a drinks stand complete the stylish ensemble.

Tel: 07778 908724

Kitchen

12'5" x 4'9" (3.79 x 1.45)

The kitchen boasts a range of wall and base units, a beautiful splash back, vinyl flooring, and is equipped with top-of-the-line integrated appliances including a washer/dryer, fridge/freezer, dishwasher, single oven, and even a microwave. Should the tenant also require a toaster, kettle and bread bin, these can also remain.

Master Bedroom

13'2" x 9'6" (4.03 x 2.90)

Beautifully decorated Master Bedroom with neutral tones and plush carpets. The room comes fully furnished with a comfortable double bed including a drawer base and headboard, a mattress, and built-in furniture such as bedside cabinets and wardrobes for ample storage space. Additional features include two elegant side lamps and a TV equipped with a convenient built-in DVD player.

En-suite

5'4" x 4'11" (1.65 x 1.51)

Complete with a three-piece suite, including a walk-in shower, vinyl flooring, and a heated towel rail. The stylish bathroom is complemented by a range of included furniture, such as a bathroom cabinet, chrome bathroom tidy, and a plush bath mat.

Bedroom Two

10'9" x 7'5" (3.28 x 2.27)

Double bedroom with neutral decoration and cosy carpets. The bedroom comes fully furnished with a double bed featuring a convenient drawer base and elegant headboard, a mattress for a restful night's sleep, two handy drawer side units for extra storage including side lamps, a practical drawer unit, a charming wooden towel rack, and a convenient radio alarm clock.

Family Bathroom

7'8" x 5'0" (2.34 x 1.54)

Complete with a three-piece suite and shower over bath. The furniture, including a mirror and wooden towel cupboard, will remain, adding to the convenience of moving in.

Storage Cupboard

1'7" x 4'10" (0.50 x 1.49)

Externally

Communal Areas

Real sense of community spirit with various seating areas.

Parking

Allocated parking for one vehicle.

Energy Performance Rating

Current Rating: C

Local Authority

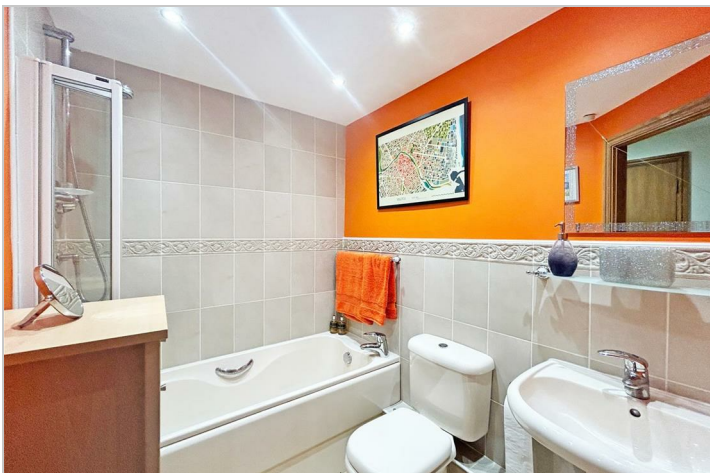
Cheshire West and Chester - Band C

Viewing

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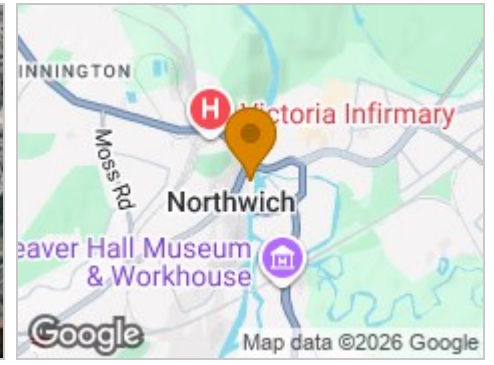
Road Map



Hybrid Map



Terrain Map



Floor Plan

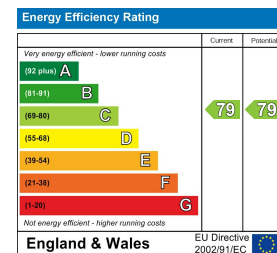


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our New Adventure Homes Lettings Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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