



***63 Kings Court, Regency Walk, Middlewich, CW10 9NY  
O/O £125,000 – No onward chain***

*This is a great opportunity to get onto the housing ladder and buying a modern home which is ready to move into AND is added for sale with no onward chain. The apartment is situated on the top floor and comprises a spacious entrance hall with useful cupboards housing the water tank, open plan living/kitchen/diner with contemporary kitchen with integrated cooking facilities, two double bedroom with built in double wardrobe and en-suite and walk in wardrobe to the main bedroom and family bathroom. Outside, the property is situated at the front of the building and there is an allocated parking space. This apartment really does have the potential to offer the perfect first time home or alternatively the ideal downsize so it is sure to be popular. Don't miss out, book an internal inspection today.*

## Accommodation

### *COMMUNAL HALL*

*Accessed via the front and rear elevations with intercom facility. Stairs lead to the second floor.*

### *ENTRANCE HALL*

*Accessed via the entrance door, wall mounted electric radiator, walk in storage cupboard with water tank and storage, doors to the open plan living area, bedrooms and bathroom. Loft access to fully boarded loft space.*

### *LOUNGE/DINER/KITCHEN 16' 0" x 19' 6" (4.88m x 5.94m)*

*This lovely open plan living area has a Juliet balcony with uPVC double glazed french doors and wrought iron railings to the front elevation, two uPVC double glazed windows to the side elevation. Wall mounted electric wall heater, space for table and chairs in the dining area. The kitchen is fitted with a range of base and wall units with work surface over and inset stainless steel sink unit with drainer, complementary wall tiling, integrated appliances consist of electric oven with hob and extractor hood over. Space and plumbing for washing machine and space for fridge freezer.*

### *BEDROOM ONE 9' 7" x 8' 7" (2.92m x 2.62m)*

*With a double glazed window to the front elevation, wall mounted electric heater and access leading to the en-suite and walk in wardrobe.*

### *WALK IN WARDROBE/OFFICE SPACE 5' 1" x 8' 1" (1.55m x 2.46m)*

*With a double glazed window to the front elevation and double wardrobe providing hanging and storage space.*

### *EN-SUITE*

*A recently fitted three piece suite consisting of a corner shower unit and shower, hand wash basin and low level WC, complementary wall tiling and extraction.*

### *BEDROOM TWO 9' 1" x 8' 9" (2.77m x 2.67m)*

*With a double glazed window to the front elevation, wall mounted electric storage heater and built in wardrobe with sliding doors.*

### *BATHROOM*

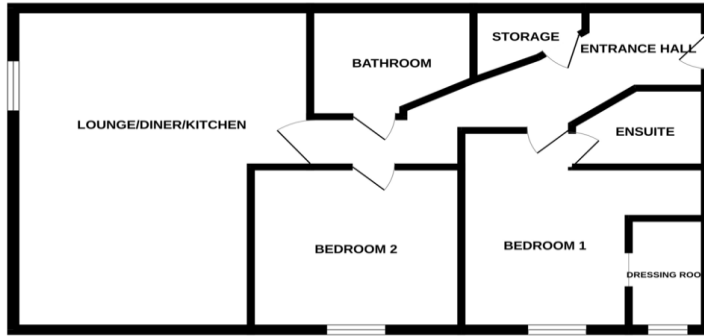
*A three piece suite consisting of a panelled bath, pedestal hand wash basin and low level WC, complementary wall tiling.*

### *EXTERNALLY*

*There is allocated parking to the rear elevation with additional parking for visitors.*



GROUND FLOOR



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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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**

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