



***5 Richmond Court, Sandringham Place, Hartford, Northwich,  
Cheshire, CW8 1GP  
£130,000 – No onward chain***

*Offered for sale with no onward chain, this well-presented first-floor apartment is situated in the sought-after area of Hartford. The accommodation comprises a welcoming entrance hall, a spacious lounge/diner, fitted kitchen, two bedrooms, an en-suite shower room, and a separate family bathroom. Externally, the property further benefits from an allocated parking space, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, wall mounted radiator, cupboard providing storage, doors to the lounge diner, bedrooms and bathroom.*

### *LOUNGE/DINER 11' 1" x 7' 4" (3.38m x 2.24m)*

*With double glazed French doors that lead to the Juliette balcony, wall mounted radiators and a door leads to the kitchen.*

### *KITCHEN 6' 1" x 7' 6" (1.85m x 2.29m)*

*Fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap, integrated oven and hob, integrated fridge freezer, space for washing machine.*

### *BEDROOM ONE 8' 5" x 9' 6" (2.57m x 2.9m)*

*With a double glazed window to the rear elevation, wall mounted radiator and a door leads to the en-suite.*

### *EN-SUITE*

*Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, part tiled walls, wall mounted radiator.*

### *BEDROOM TWO 5' 7" x 11' 9" (1.7m x 3.58m)*

*With a double glazed window to the rear elevation and wall mounted radiator.*

### *BATHROOM*

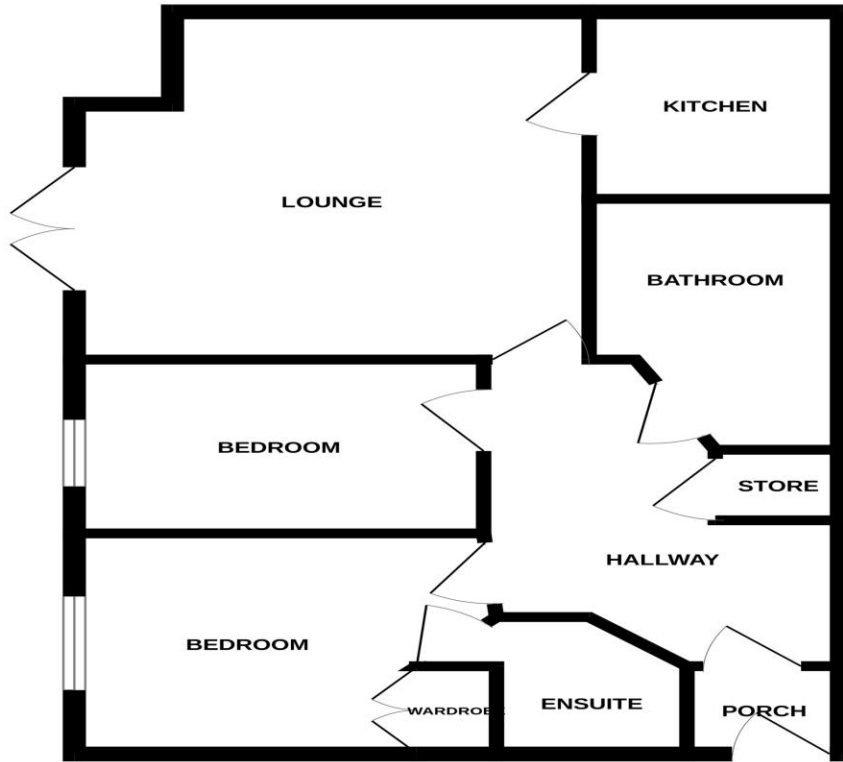
*Fitted with a suite comprising low level WC, hand wash basin and panelled bath, wall mounted radiator.*

### *EXTERNALLY*

*An allocated parking space.*



FIRST 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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