



A well presented first floor apartment located within walking distance of Hartford village and Greenbank train station

## **Tenure**

956 years left remaining on the 999 year lease and the combined annual ground rent and service charge is £857 payable to Managing Estates Ltd.

## **Description**

Purchased by the current vendor three years ago this one bedroom apartment located equidistance between Hartford and Northwich is the perfect opportunity for first time buyers/buy to let investors.

Externally the small block of apartments is located off Firdale Road directly in front of Winnington Park Rugby Club with a small car park to the side aspect with one designated parking spot per apartment and ample on street parking for visitors.

Accommodation comprises hallway with ample shoe storage and space for a coat rack, the kitchen has laminate flooring with a range of low level and eye level units, tiled splashbacks, a range of integrated appliances including an extractor hood, four ring electric hob and fan oven and space for a fridge and washing machine.

The bay fronted lounge has an electric heater, views towards the rugby club and provides access to the bedroom, bathroom and built in storage cupboard housing the hot water cylinder.

The bay fronted bedroom measures over 8ft by 8 ft with a built in wardrobe and provides access to the modern three piece family bathroom.

Northwich and surrounds are renowned for it's superb educational facilities. Catering for all age groups, including the highly reputable and very popular Kingsmead Primary School, Grange School (junior and secondary school level), St Nicolas's Roman Catholic high school, Mid-Cheshire College of Further Education and Sir John Deane's Sixth Form and further education college which is within a short drive of the property.

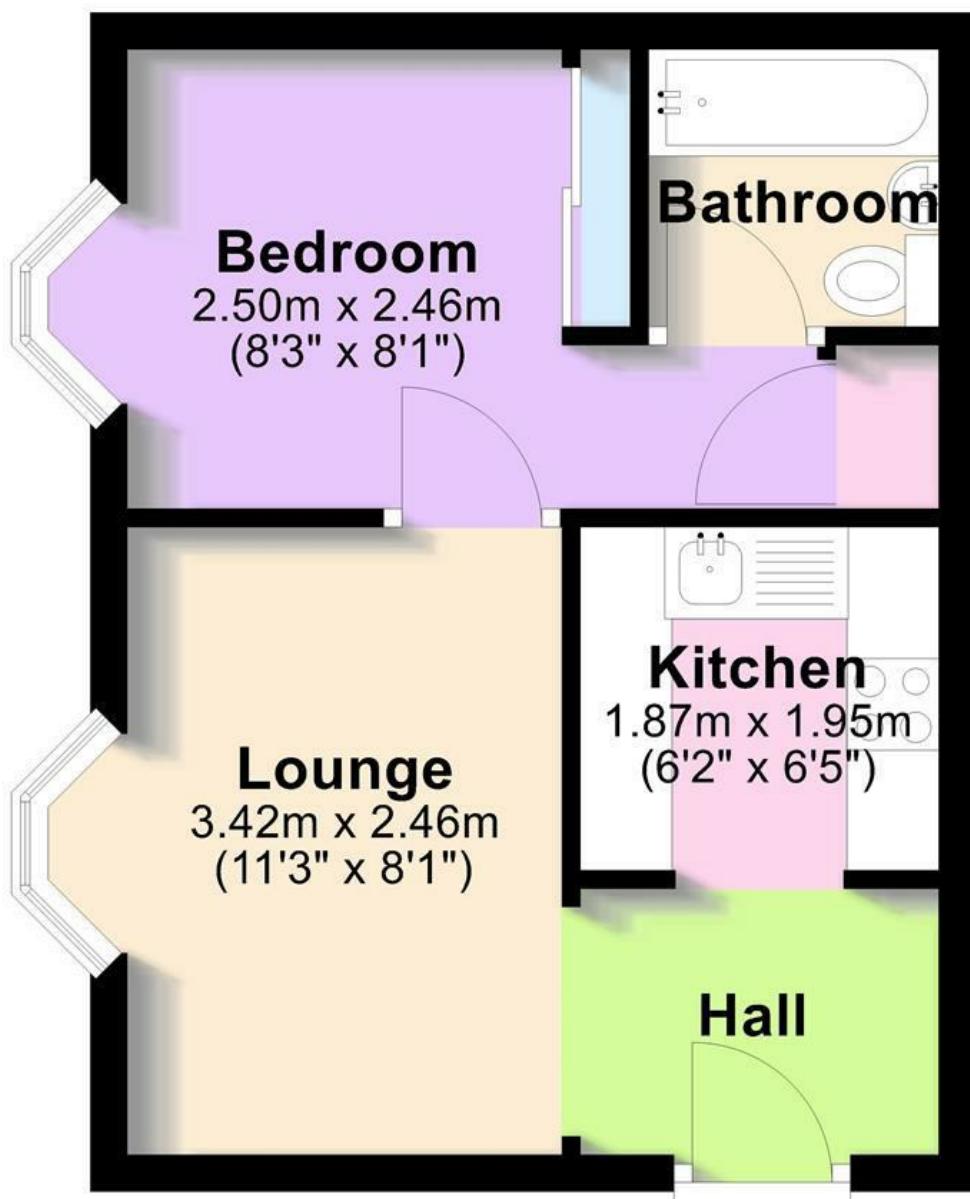
Road access to the M6 and the M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool, Manchester and Media City easily accessible, whilst Liverpool and Manchester International Airports can be accessed within 45 minutes drive. Local railway stations include Northwich (Manchester to Chester line) and Hartford (Liverpool to London).

Northwich town centre has a range of independent and established retail chains. There are several supermarkets including Sainsburys, Tesco and Waitrose. The town is currently being re developed and a brand new cinema and restaurant complex known as Barons Quay and a leisure complex known as Brio leisure have recently been built providing an Olympic sized indoor swimming pool, state of the art gymnasium and theatre.



# First Floor

Approx. 27.3 sq. metres (294.2 sq. feet)



area: approx. 27.3 sq. metres (294.2 sq. feet)

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |
| England & Wales                             |   | 67      | 80        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92 plus)   | A |         |           |
| (81-91)   | B |         |           |
| (69-80)   | C |         |           |
| (55-68)   | D |         |           |
| (39-54)   | E |         |           |
| (21-38)   | F |         |           |
| (1-20)  | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| England & Wales   |   |         |           |



**Wright Marshall**  
Estate Agents



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