



Flat 4 Cobthorn, Sydney Street | Northwich | CW8 4AP

EDWARD
mellor



Features

- Well appointed 2 bed ground floor apartment
- Spacious lounge/diner with fitted kitchen
- Gas central heating & PVCu double glazed
- Designated car parking
- Easy access to Hartford village & town centre

A beautifully presented and well-appointed ground floor apartment, offering stylish and well-planned living throughout. The property benefits from gas central heating and PVCu double glazed windows. The layout comprises hallway leading to a spacious L-

shaped lounge/diner, which flows into a fitted kitchen with integrated oven and hob. There are two bedrooms, including a generous double and an excellent single room which also has space for use as a home office or study area. A well-maintained

bathroom completes the internal layout. Externally, the property enjoys designated off-road parking along with access to communal gardens, making it an ideal choice for a range of buyers.



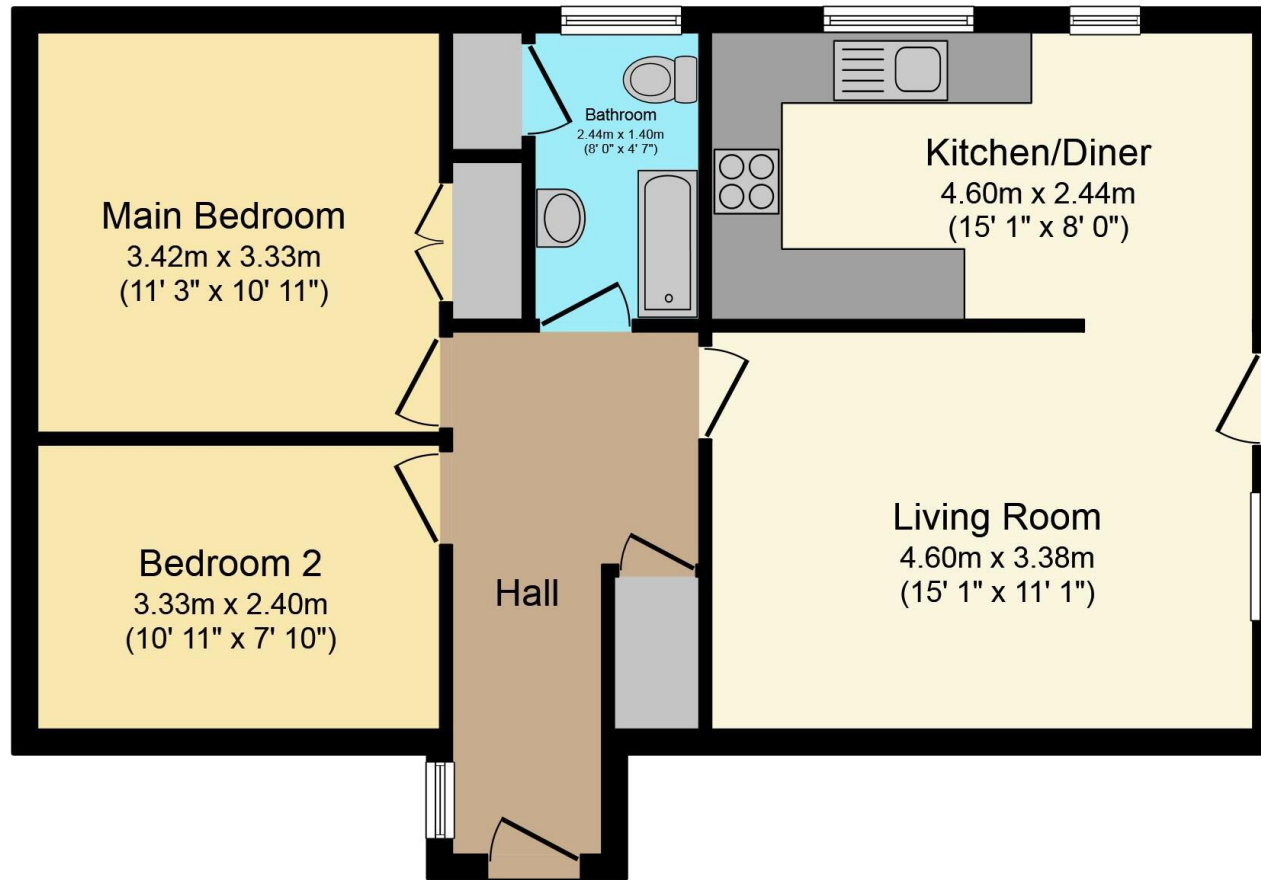
This property offers a highly convenient and well-connected location, ideal for commuters and those seeking a balance between town amenities and countryside living. Situated directly opposite Greenbank railway station, it provides easy access to Manchester and Chester. Hartford railway station is just 1.2 miles away, with direct links to Liverpool, Crewe, and London, while Manchester Airport is approximately 18 miles away. Hartford village is a 3-minute drive or 15-minute walk, offering shops, cafés, and restaurants. The centre of Northwich is 1.6 miles away, featuring a wide range of amenities including high street stores, a Waitrose & Partners Northwich supermarket by a picturesque marina, bars, a multiplex cinema, and a leisure centre with swimming pool and gym. The property is also ideally positioned on the edge of open countryside, with scenic areas such as Anderton Nature Park (2.5 miles) and Marbury Country Park (2.8 miles) offering excellent walking routes.

Services: Mains water, gas, electricity and drainage. Tenure: Leasehold - EPC Rating D. Note: Services and fittings have not been tested; buyers should obtain independent verification



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



Floor Plan

Total floor area 62.4 sq.m. (672 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

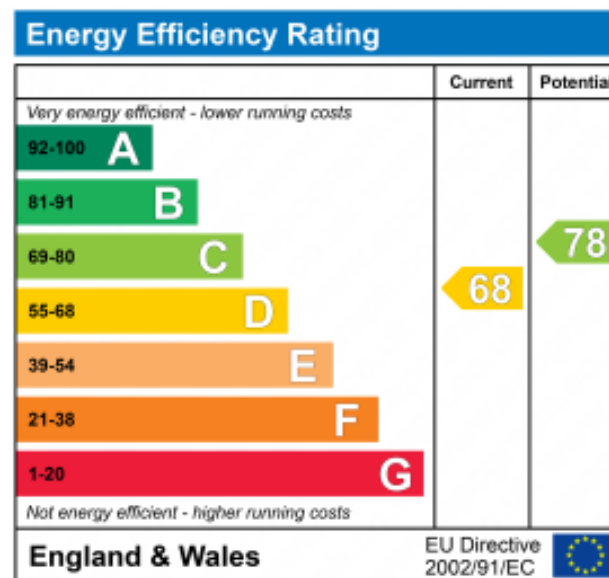
Plan produced for Purple Bricks. Powered by PropertyBOX

Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 113 Years
- Annual Ground Rent: £758

- Annual Service Charge: £662

EPC Rating



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