



ROYAL FOX

... ultimate estate agency

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- Top Floor Apartment
- Two Bedrooms
- En-Suite & Main Bathroom
- Open Plan Living Space
- Bay Windows
- Upgraded Electric Heating
- Parking Space
- Tandem Garage
- Lovely Communal Gardens



WELL PRESENTED TOP FLOOR APARTMENT - 2 BEDROOMS - BATHROOM & EN-SUITE - OPEN LIVING SPACE - OFFERED AT AN ATTRACTIVE PRICE ...

Royal Fox Estates are pleased to offer with NO CHAIN this well laid out and larger than average top floor apartment, ready to move into and ideally suited as a first-time purchase, downgrade or addition to an investment portfolio. As well as enjoying spacious accommodation the property comes with private parking space & its own large tandem garage.

ACCOMMODATION: No.12 Tiverton Court comprises briefly: Entrance Hall, spacious living room/diner open to the kitchen area & featuring attractive bay windows with lovely views over the rear communal gardens. There are two spacious bedrooms with an en-suite shower room to bedroom one, as well as a main combined bathroom/WC. The interior also benefits from recently upgraded electric heating units.

OUTSIDE: As mentioned, the property enjoys an allocated parking space in front of its own tandem garage. To the rear are attractive and peaceful communal gardens.

LOCATION: Located in Kingsmead the property is located a short walk from the main block of shops and amenities on offer, including Tesco express store, takeaways, GP, vets, Nursery and Kingfisher public house. The Town Centre of Northwich is a five-minute drive away with a comprehensive range of large retailers, supermarkets and independent outlets, as well as multi screen Odeon cinema.



**12 Tiverton Court, Blakemere Drive
Kingsmead Northwich**

**Offers in Excess of
£140,000**



Property Information:

- *Approx 711 Sq Ft (66.0 Sq m)*
- *Tenure: Leasehold*
- *Ground Rent: £116.00 PA*
- *Service Charge: £2000.00 PA (Reviewed Anually)*
- *Length of Lease: TBC*
- *Mains Connected: Electric, Water, Sewage*
- *Parking Arrangements: Parking Space & Garage*

Accommodation

Entrance Hall

Lounge/Dining Area 15' 3" x 14' 10" (4.66m x 4.51m)

Kitchen Area 10' 3" x 8' 11" (3.13m x 2.73m)

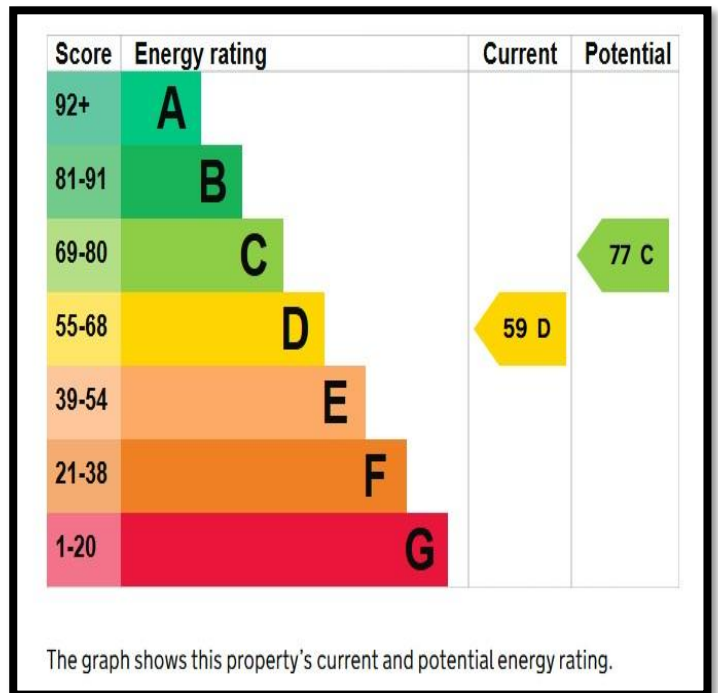
Bedroom One 12' 10" x 12' 3" (3.9m x 3.73m)

En-Suite Shower Room 5' 8" x 4' 11" (1.72m x 1.50m)

Bedroom Two 12' 1" x 10' 5" (3.69m x 3.17m)

Bathroom/WC 6' 3" x 5' 8" (1.91m x 1.72m)

Tandem Garage





*"Put your property
in our hands..."*



*"Ultimate Estate
Agency....From The Fox"*

Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE

Tel: 01606 44 0 44

e: info@royalfox.co.uk





The Fox's Insight

- Tenure: Leasehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Water, Sewage
- Council Band: C
- Parking Arrangements: Parking Space & Garage

Directions

Tiverton Court is located off Blakemere Drive when turning in from Monarch Drive. Turning right into the complex the property is located in the building straight ahead, Parking space is clearly numbered and located just to the left of the building entrance.

“Call The Fox NOW for your FREE valuation”



IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.