



ROYAL FOX

... ultimate estate agency

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Key Features

- Ground Floor Apartment
- Generous Accommodation
- Two Bedrooms
- Stylish Kitchen
- Gas Central Heating
- UPVC D/Glazed
- Allocated Parking
- River Walks
- Modern Bathroom/WC



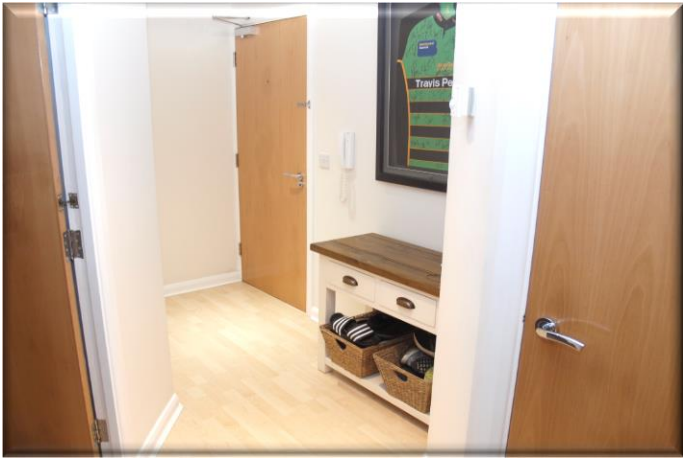
Main Description

GROUND FLOOR APARTMENT - GENEROUS ACCOMMODATION - TWO BEDROOMS - RIVER WALKS - STYLISH KITCHEN... Royal Fox Estates are very pleased to offer to the open market this fabulous ground floor apartment located within the highly sought after residential Kingsmead development. Extremely well presented throughout, the accommodation features gas fired central heating (combination system), UPVC double glazed windows and security intercom entrance facility. The apartment comprises briefly: communal entrance hall, private reception hallway, spacious lounge/diner, modern well fitted kitchen with **BUILT IN APPLIANCES**, two double bedrooms, master with built in wardrobes and a modern combined bathroom/WC. Externally there are communal gardens, riverside walks and one allocated parking space. Kingsmead benefits from a parade of shops for essential items, although the market town of Northwich is only a short car journey away, where an excellent range of local amenities and services can be found to include the new 'Barons Quay' development. For the commuter the apartment is located close to the A556 making destinations such as, Manchester, Liverpool, Chester, Warrington and both Manchester & Liverpool International Airports easy. **Offered with no onward chain**, internal viewings on this most attractive apartment come highly recommended by the FOX. **(Ground rent of £68.00 pa and a maintenance charge of £919.00 pa. - as of December 2020)**



Apartment 4, The Willows Sandbach Drive
Kingsmead Northwich

Offers in Excess of
£130,000



Accommodation

Reception Hallway

Lounge/Diner 14' 1" x 14' 6" (4.29m x 4.42m)

Kitchen 5' 3" x 12' 10" (1.60m x 3.90m)

Bedroom One 11' 10" x 8' 7" (3.60m x 2.61m)

Bedroom Two 8' 8" x 11' 5" (2.63m x 3.49m)

Bathroom/WC 5' 2" x 9' 5" (1.57m x 2.86m)





*"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



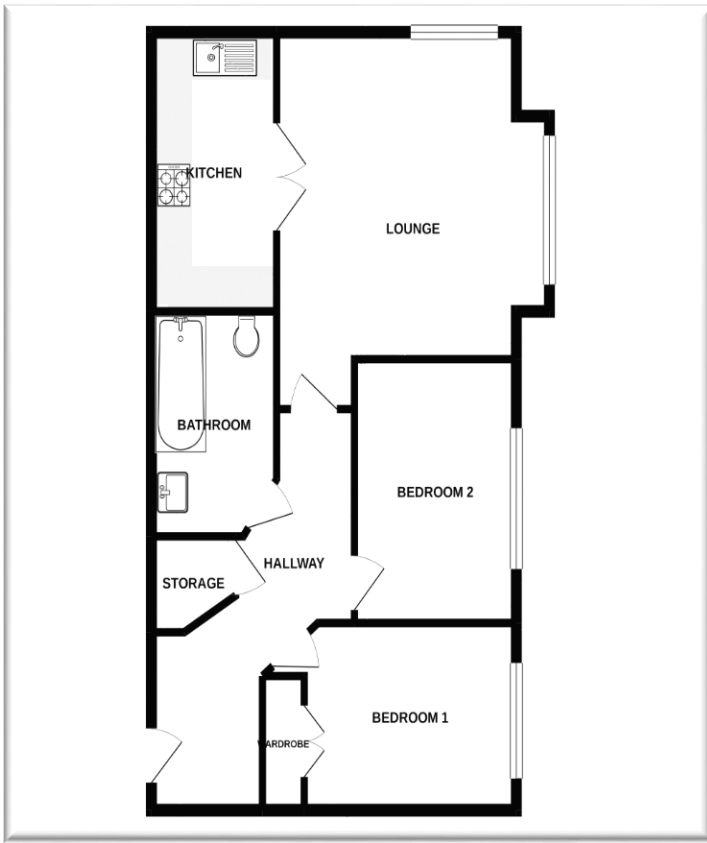


“Detailed property particulars, packed with photographs, descriptions and insight...”



“Put your property in our hands...”





The Fox's Insight

- Tenure - Leasehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water (Meter) Main Sewer
- Council Tax Banding - C
- Parking Arrangements - One Private Parking Space.

Directions

"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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.