Weaver Grove, Winsford CW7 4BJ

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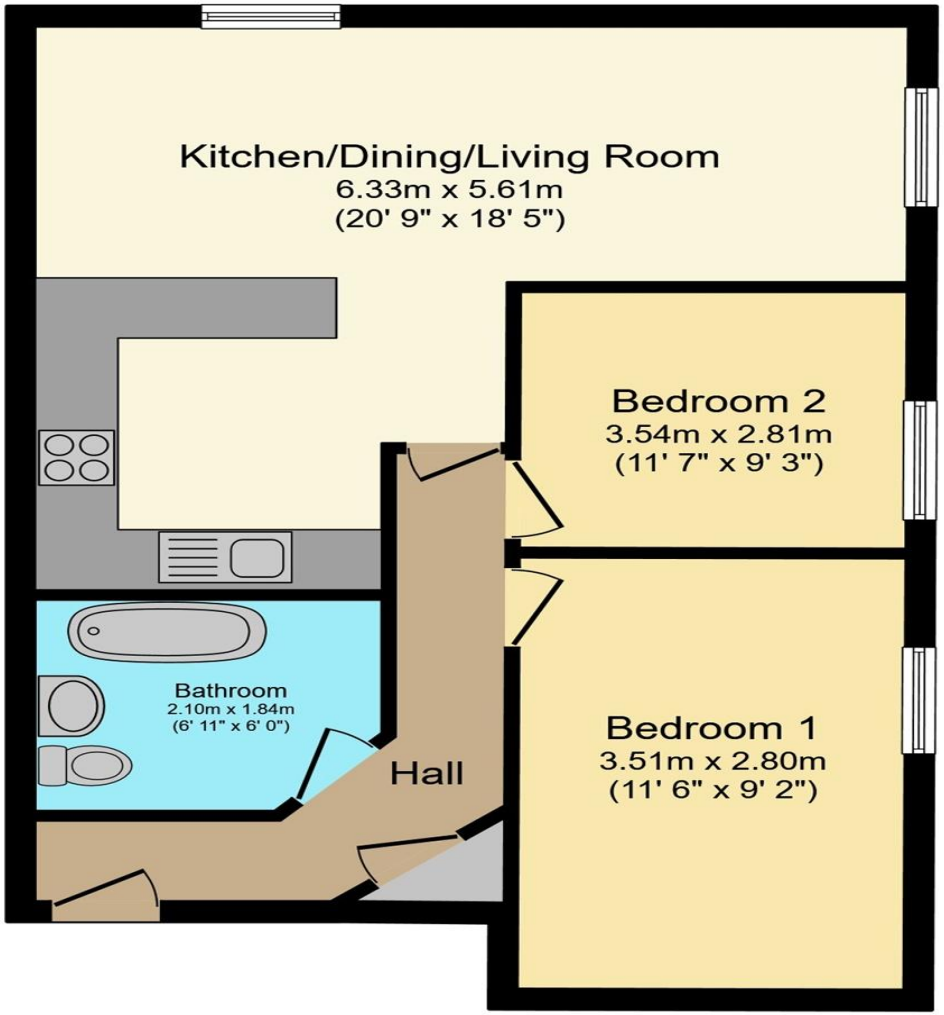
welcome to

Weaver Grove, Winsford

A well-presented two-bedroom apartment offering spacious open-plan living, a modern fitted kitchen and allocated parking. Conveniently located close to local amenities and transport links, this property is ideal for first-time buyers, investors or those looking to downsize.



Total floor area 57.4 m² (618 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Hallway

Kitchen/Diner/ Living Room
20' 9" x 18' 5" (6.32m x 5.61m)

Primary Bedroom
11' 6" x 9' 2" (3.51m x 2.79m)

Bedroom Two
11' 7" x 9' 3" (3.53m x 2.82m)

Bathroom
6' 11" x 6' (2.11m x 1.83m)

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Weaver Grove, Winsford

- Two-Bedroom Apartment
- Open-Plan Living Area
- Modern Fitted Kitchen
- Allocated Parking
- Popular Residential Development

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 1475.23
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Mar 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£100,000

Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF109056

The Property Ombudsman

Property Ref:
WSF109056 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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