



15 Ernest Court, Northwich, Cheshire, CW9 8SJ

£25,000

Offered to the market with no onward chain, this attractive apartment presents an excellent opportunity to step onto the property ladder through a 25% shared ownership scheme, with the flexibility to staircase and purchase up to 90% ownership over time. This makes it an appealing option for first-time buyers or those looking for an affordable yet well-located home with future investment potential.

The apartment itself is thoughtfully laid out and well-maintained, featuring two well-proportioned bedrooms that offer comfortable living space, whether for a small family, professional couple, or those needing a home office. The heart of the home is the spacious open-plan living area, designed to maximise natural light and create a welcoming environment for both relaxing and entertaining. A modern family bathroom serves the property, while the inclusion of designated parking adds an extra layer of practicality and ease.

The current lease is set at 99 years from January 2010; however, the property is presently undergoing a lease extension, which will be completed prior to sale, offering additional peace of mind and long-term security for the new owner.

Ideally positioned just a short stroll from Northwich town centre, the property enjoys convenient access to a wide range of local amenities, including shops, cafés, restaurants, and essential services. For those who appreciate the outdoors, scenic riverside walks are close by, offering a peaceful retreat from daily life. Additionally, several retail parks are only a short drive away, providing further shopping and leisure options, ensuring the location perfectly balances convenience and lifestyle.

Accommodation

Second Floor Apartment

Entrance Hallway: Wooden entrance door, airing cupboard, electric storage heater.

Lounge/Kitchen: 21' 9" x 15' 2" (6.63m x 4.62m) kitchen area fitted with a range of wall and base units incorporating electric hob and oven with stainless steel extractor hood over, stainless steel sink and mixer tap, space for fridge, space and plumbing for washing machine, electric heater, uPVC double glazed window to the side elevation.

Bedroom One: 9' 6" x 10' 4" (2.9m x 3.15m) uPVC double glazed windows to the side elevation, electric storage heater.

Bedroom Two: 6' 7" x 10' 4" (2.01m x 3.15m) uPVC double glazed window to the side elevation, electric storage heater.

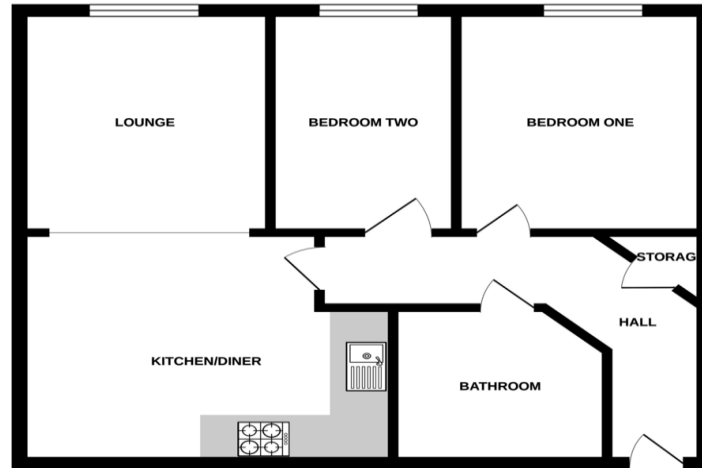
Bathroom: Comprising low level WC, wash hand basin, panelled bath with shower over, part tiled walls.

Outside

Externally the property has allocated parking.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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