



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

- Ground Floor Apartment
- Two Bedrooms
- Very Well Appointed
- Modern Kitchen & Shower Room
- Private Parking & Garage
- Close to Village Centre
- Train Station Nearby
- Suitable for all Ages of Buyer
- Bespoke Development



WELL APPOINTED GROUND FLOOR APARTMENT - TWO BEDROOMS - GARAGE & PARKING - DESIRABLE LOCATION...

Royal Fox are pleased to offer to the market this well cared for ground floor apartment that has undergone improvement over recent years by the current owner & located in a popular area of Cuddington close by to a number of shops, amenities & transport links. Fully double glazed & warmed via electric heating. (immersion system)

The property comprises of: Porch, Lounge, Modern Kitchen, Inner hall leading to two good sized bedrooms (bedroom two can also function as an office & has a private rear exit) & recently upgraded Shower Room/WC. To the front is a shared front garden area with pathway for access. The rear also benefits from gardens as well as large area for private parking & a detached single garage.

The home is conveniently situated close to the centre of Cuddington with a range of shops a short walk across the road & train station just a five minute walk away. Easy access is afforded to the A556 & onward to the M6/M56 motorways putting major nearby cities within easy reach.

INTERNAL VIEWINGS ARE HIGHLY RECOMMENDED BY THE FOX.



**1 Hunting Lodge Mews, Norley Road
Cuddington, Northwich**

**Guide Price
£150,000 - £160,000**



- *Approx 640 Sq Ft (60 Sq M)*
- *Tenure: Leasehold,*
- *Length of Lease: 999 years from 1986,*
- *Service Charge £750.00PA*
- *To Include: Building Insurance, Ext Maintenance, (Roof & Gutters) Gardening & Window Cleaning*
- *EPC Rating: D*
- *Council Band: D*
- *Parking Arrangements: Complex Parking & Garage*

Accommodation

Porch 3' 7" x 3' 7" (1.08m x 1.10m)

Lounge 19' 0" x 12' 2" (5.78m x 3.71m)

Kitchen/Diner 14' 10" x 9' 1" (4.53m x 2.78m)

Inner Hallway 3' 10" x 11' 11" (1.18m x 3.64m)

Bedroom One 12' 1" x 10' 9" (3.68m x 3.28m)

Bedroom Two/Office 12' 1" x 6' 9" (3.68m x 2.05m)

Shower Room/WC 6' 10" x 5' 4" (2.09m x 1.63m)



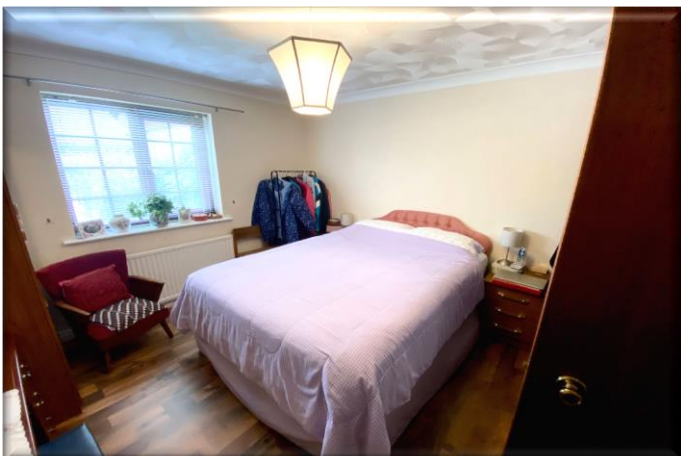


*"Ultimate Estate
Agency....From The Fox"*

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

Tel: 01606 44 0 44

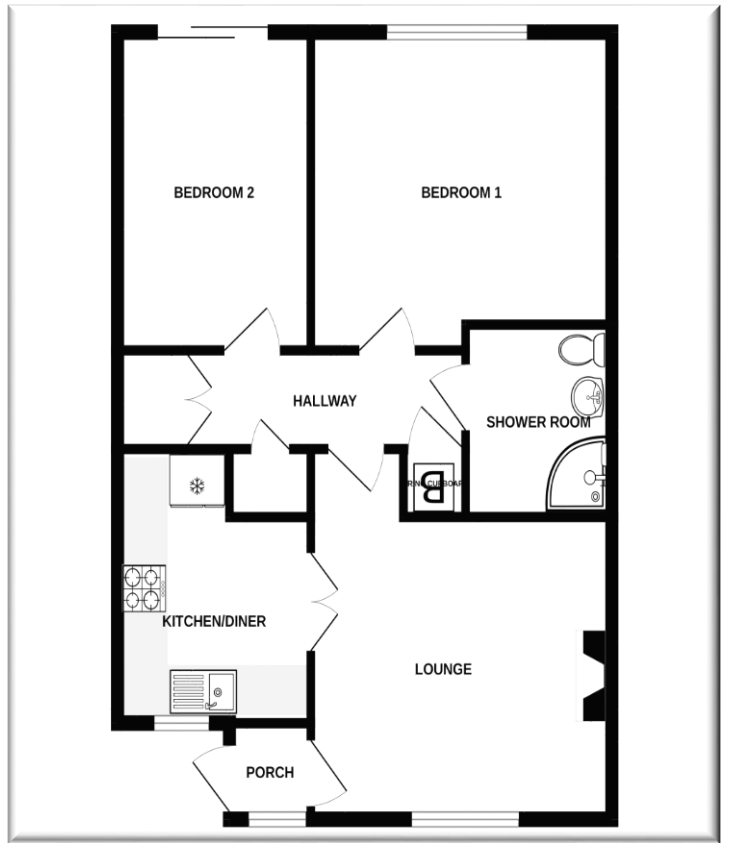
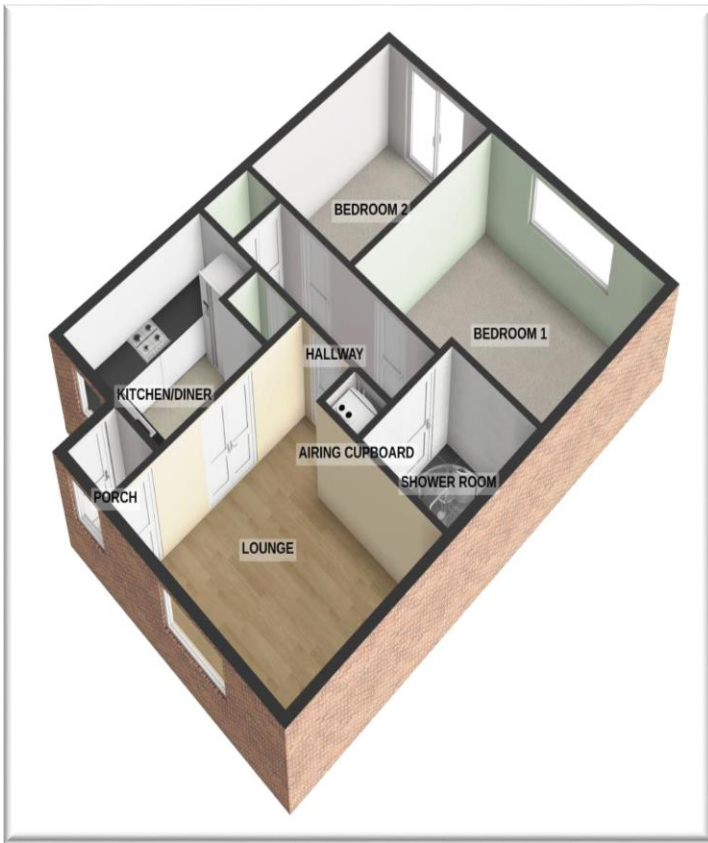
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*"Put your property
in our hands..."*





The Fox's Insight

- Tenure - Leasehold
- Title Number - TBC
- Class of Title - TBC
- Mains Services Connected - Electric, Water (Meter) Main Sewer
- Council Band - D
- Parking Arrangements, Private Complex Car Park & Garage

Directions

From the A556 leaving Northwich, continue past Sandiway golf club then take the next right onto Norley Road. Continue for approx half a mile & hunting lodge mews is located on the right hand side. Turn into the distinctive archway whereby parking is available.

"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		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		

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