



***40 Weaver Court, London Road, Northwich, Cheshire, CW9 5EU***  
***£72,500 – No onward chain***

*No Onward Chain...This one bedroom retirement apartment is located in the heart of Northwich and allows for easy access to the local shops, restaurants, leisure facilities, doctors surgeries and the other amenities close to hand. Situated on the top floor, the property enjoys views over the town centre and is presented to a high standard throughout and has uPVC double glazing and electric storage heaters. Accessed via the communal hallway, the property comprises entrance hall, lounge/diner, kitchen, a double bedroom with fitted units, bathroom and storage cupboard. Externally there is permit parking and well maintained gardens for the residents to use and relax. The complex also provides a lift, residents lounge which can be booked out for private parties, a communal laundry room and a guest suite which can be hired if a resident is having overnight guests.*

## Accommodation

### *Entrance Hall:*

*Entrance door with spy hole. Emergency intercom and security door entry system. intruder alarm, illuminated light switch, ceiling light. Power point. Door to airing cupboard with water heater, shelving, storage space, electric meters.*

### *Living Room: 18'4" x 10'8" (overall maximum measurements)*

*Window overlooking the town centre, electric storage heater, TV and aerial points, telephone point, wall lights, emergency pull cord, glazed door to the kitchen, uPVC double glazed window to the rear elevation.*

### *Kitchen: 7'6" x 6'0" (overall maximum measurements)*

*Fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer, built-in electric oven, four ring electric hob with extractor hood over, space for fridge and freezer, spot lights, fan heater, power points, uPVC double glazed window to the rear elevation.*

### *Bedroom: 15'7" x 9'2" (overall maximum measurements)*

*Built in wardrobes with folding mirrored doors, hanging rail and shelves, electric storage heaters, wall light, TV aerial point and power points, uPVC double glazed window to the rear elevation.*

### *Bathroom:*

*Fitted with a suite comprising bath with electric shower over, emergency push button, vanity unit, low level WC, wall mounted heater, extractor fan, heated towel rail.*

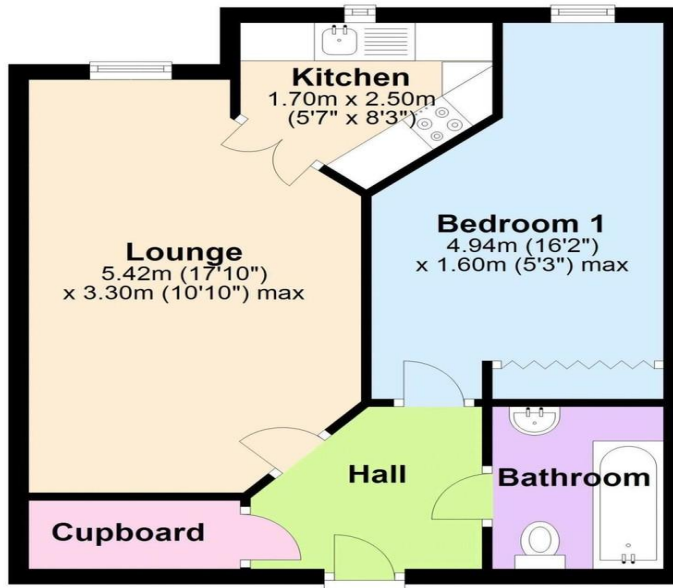
### *Outside*

*Externally there is permit parking and well maintained gardens for the residents to use and relax.*



## Floor Plan

Approx. 43.6 sq. metres (469.4 sq. feet)



Total area: approx. 43.6 sq. metres (469.4 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

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.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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