Flat 3 Ivy Court Weaverham Road,Sandiway Northwich CW8 2NG

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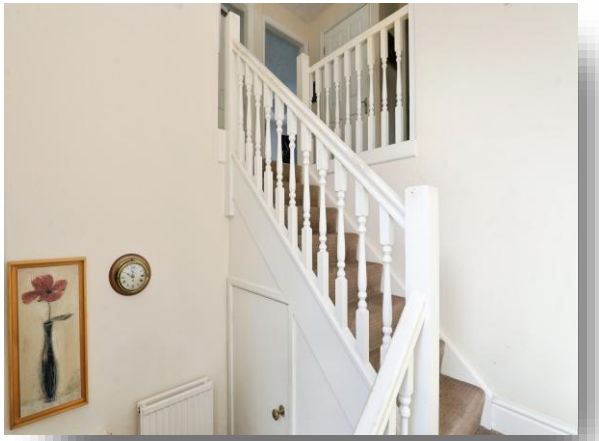
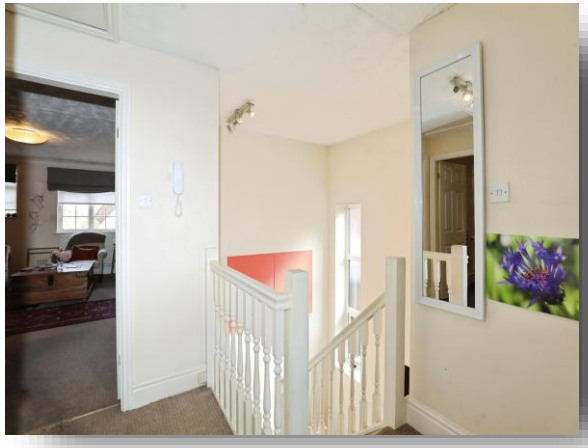
welcome to

Flat 3 Ivy Court Weaverham Road,Sandiway Northwich

Found within the highly sought-after village of Sandiway and set in an enviable position this individual Apartment complex of just four properties will be ideal for a range of buyers, from first time to professional couples and buyers looking to downsize. NO ONWARD CHAIN





Ground Floor Entrance Hall
Galleried Landing
Living Dining Room
17' 4" x 11' 3" (5.28m x 3.43m)
Kitchen
13' 1" x 7' 9" (3.99m x 2.36m)
Bedroom One
11' 5" x 11' 3" (3.48m x 3.43m)
Bedroom Two
11' 6" x 7' 10" (3.51m x 2.39m)
Bathroom
7' 1" x 5' 7" (2.16m x 1.70m)
Agents Notes
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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Flat 3 Ivy Court Weaverham Road, Sandiway Northwich

- Ivy Court a unique small Apartment development
- Highly sought after village of Sandiway/Cuddington
- First floor Apartment with its own entrance hall
- Spacious living/dining room
- Two bedroom and bathroom suite

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

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£155,000

Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/NRT108367

Property Ref:
NRT108367 - 0003

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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Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.