



Basilica Apartments, Barbers Lane | Northwich | CW8 1HN

EDWARD
mellor



Features

- THIS IS A CHAIN FREE PURCHASE
- Character ground floor apartment
- 2 bedrooms and 2 bathrooms
- Impressive open plan living space
- Secure covered parking space

Offered for sale with no onward chain, this spacious ground floor apartment forms part of the impressive Basilica development, a beautifully converted former church dating from 2009. Full of character and unlike a typical apartment, the property combines distinctive architecture with modern, well-presented accommodation. Benefiting from gas central heating,

the layout comprises a welcoming entrance hall leading to a superb open-plan living, dining and fitted kitchen. This impressive room is flooded with natural light through striking arched windows, creating a bright and airy living space. There are two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a separate

bathroom. Outside, the property enjoys well-maintained communal gardens and the advantage of a secure covered parking space within the building. A unique home in a highly convenient location.

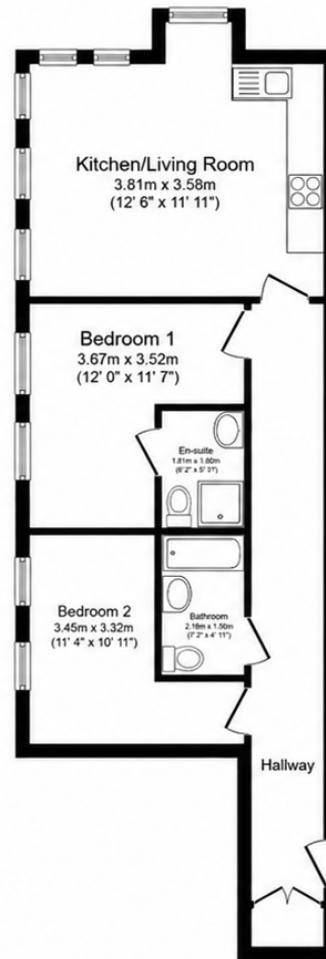


This is a great location for convenience and green space. Verdin Park is just a short walk away with children's play area. There is also access to miles of beautiful riverside walks/cycle rides via Hunts Lock jnearby. Northwich town centre is in walking distance and offers a range of shops and stores, Waitrose supermarket against a pretty marina, bars and restaurants and lifestyle centre with gym and swimming pool. There are highly rated schools for all age groups in the area. A556 bypass 2 miles, Greenbank Railway Station 0.6 mile, Hartford Railway Station 1.8 miles connects to London

SERVICES : Mains, Water, Gas, Electricity and Drainage. We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band C. Energy Efficiency Rating - C - The property is Leashold - Lease start date 18/03/2009 for 150 years with 132 years remaining- SERVICE CHARGE - £801-98 per quarter

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



Total floor area 58.1 sq.m. (626 sq.ft.) approx

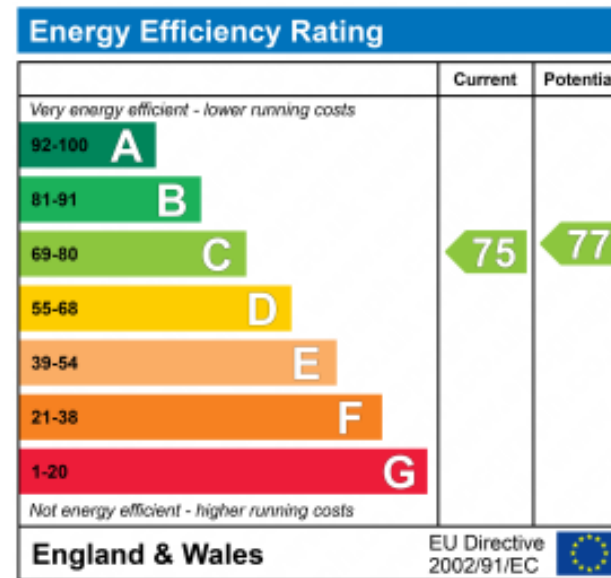
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.

Important Information

- Council Tax Band: C
- Tenure: Leasehold
- Years Remaining on the Lease : 132 Years

- Annual Service Charge: £3207.92

EPC Rating



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