



***18 Weaver Court, London Road, Northwich, Cheshire, CW9 5EU  
£67,500 – No onward chain***

*No Onward Chain... This first floor retirement apartment is situated in the heart of Northwich and enjoys views over the well maintained gardens and is available to residents over the age of 55. Allowing for easy access to the town centre where there is a vast range of retail and leisure facilities. The property is situated at the end of the corridor and fitted with uPVC double glazing and electric storage heaters and is accessed via the communal hallway which has a lift and briefly comprises entrance hall, lounge/diner, kitchen, a double bedroom with fitted units, a well appointed shower room and a storage cupboard. Externally there is permit parking and well maintained gardens for the residents to use and relax. The complex also provides a residents lounge which can be booked out for private parties, a communal laundry room with water rates included in the service charge and a guest suite which can be hired if a resident is having overnight guests.*

*For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.*

## **Accommodation**

***Entrance Hall and Storage Cupboard***

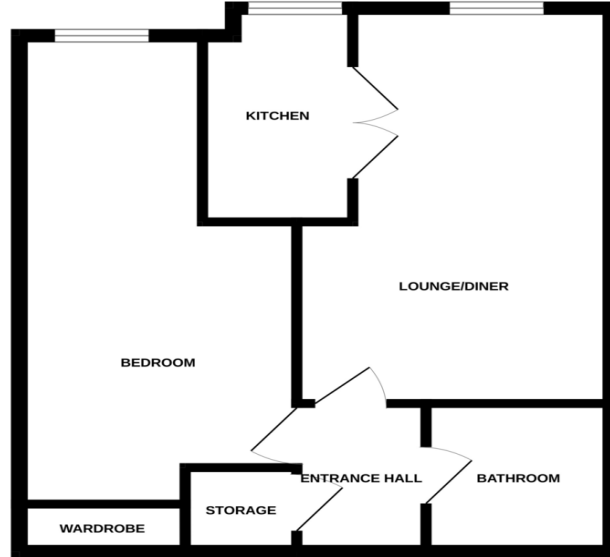
***Lounge 17'06" x 11'00"***

***Kitchen 9'08" x 5'08"***

***Bedroom 16'03"max x 11'00"max***

***Bathroom 6'08" x 5'05"***

GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 490 sq.ft. (45.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability 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.

**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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