



***1 Birkdale Court, Station Road, Northwich, Cheshire, CW9 5RP
Offers in Excess of £100,000***

No Onward Chain... This ground floor apartment is situated in the heart of Northwich and benefits from an enclosed communal garden to the rear. Within walking distance of all the local shops, train station and leisure facilities that are nearby, the town centre is just a short walk further away. The property is warmed by gas central heating which is complemented with uPVC double glazed windows. In brief the property is accessed via a communal hallway and comprises entrance hall, a spacious lounge, kitchen, bedroom one with fitted wardrobes, another good sized second bedroom, and a family bathroom. Externally there are communal gardens for the residents to enjoy, allocated parking and visitors' spaces available.

The property is located in the popular area of Northwich which offers a comprehensive range of shopping, leisure and recreational amenities, to include Boots, WH Smith and Waitrose. For commuting purposes the A556 is a short distance away which allows access to the M6/M56 motorway networks which in turn allow easy access to Chester, Warrington, Liverpool, Manchester and Manchester International Airport making these available on a daily travelling basis.

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

Accommodation

Entrance Hallway

Lounge: 12'10" x 14'0"

Kitchen: 8'6" x 7'5"

Bedroom One: 12'0" x 10'0" .

Bedroom Two: 10'0" x 9'10"

Bathroom: 5'01" x 6'11"

Outside

Externally there are communal gardens for residents to enjoy along with allocated and visitor parking spaces.

Leasehold Information

Service charge and ground rent is £97.83 per month.

Length of lease 999 years with 958 years remaining.



GROUND FLOOR



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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