





# Apartment 8

The Hollies Sandbach Drive, Northwich

- Spacious First Floor Apartment
- Located Close to The River Weaver & Kingsmead Local Centre
- Large Living Room with Bay Window
- Fully Equipped Kitchen
- Master Bedroom With En-Suite Shower Room
- Good Size Second Bedroom
- Bathroom
- Allocated Parking Space

Introducing a sophisticated 2-bedroom apartment located on the first floor, boasting ample space and a coveted setting near The River Weaver and Kingsmead Local Centre. The property's charm is apparent upon entry, as residents are welcomed into a grand living room, illuminated by natural light pouring through a bay window. The well-appointed kitchen stands adjacent, providing all the modern conveniences necessary for culinary endeavours.

The master bedroom, a sanctuary of comfort, features an en-suite shower room and fitted wardrobes, ensuring privacy and convenience. A good-sized second bedroom offers versatility for various living arrangements, whether as a guest room or a comfortable home office. Completing the accommodation is a tastefully designed bathroom, ideal for relaxation after a long day.

One of the standout features of this apartment is the allocated parking space, providing residents with the assurance of secure and convenient parking. Whether hosting guests or returning home from daily errands, this appointed spot ensures ease and accessibility.

Ideally situated near The River Weaver and the bustling Kingsmead Local Centre, residents can easily access a plethora of amenities, from shops and restaurants to recreational spaces. The location balances a peaceful ambience with the vibrancy of urban living, offering the best of both worlds.





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The property is situated on the popular Kingsmead development. Local amenities are well catered for with a good selection of shops and other facilities available at the Kingsmead local centre, which is also home to the very popular Kingfisher Public House. Two railways serve the area with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank or Northwich station. The nearby A556 easily facilitates access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Above all, where Northwich really excels is its range of excellent schools. Kingsmead has its own very well regarded and Ofsted rated 'Outstanding' primary school and The County High School Leftwich, which is also rated Outstanding by Ofsted is within walking distance. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

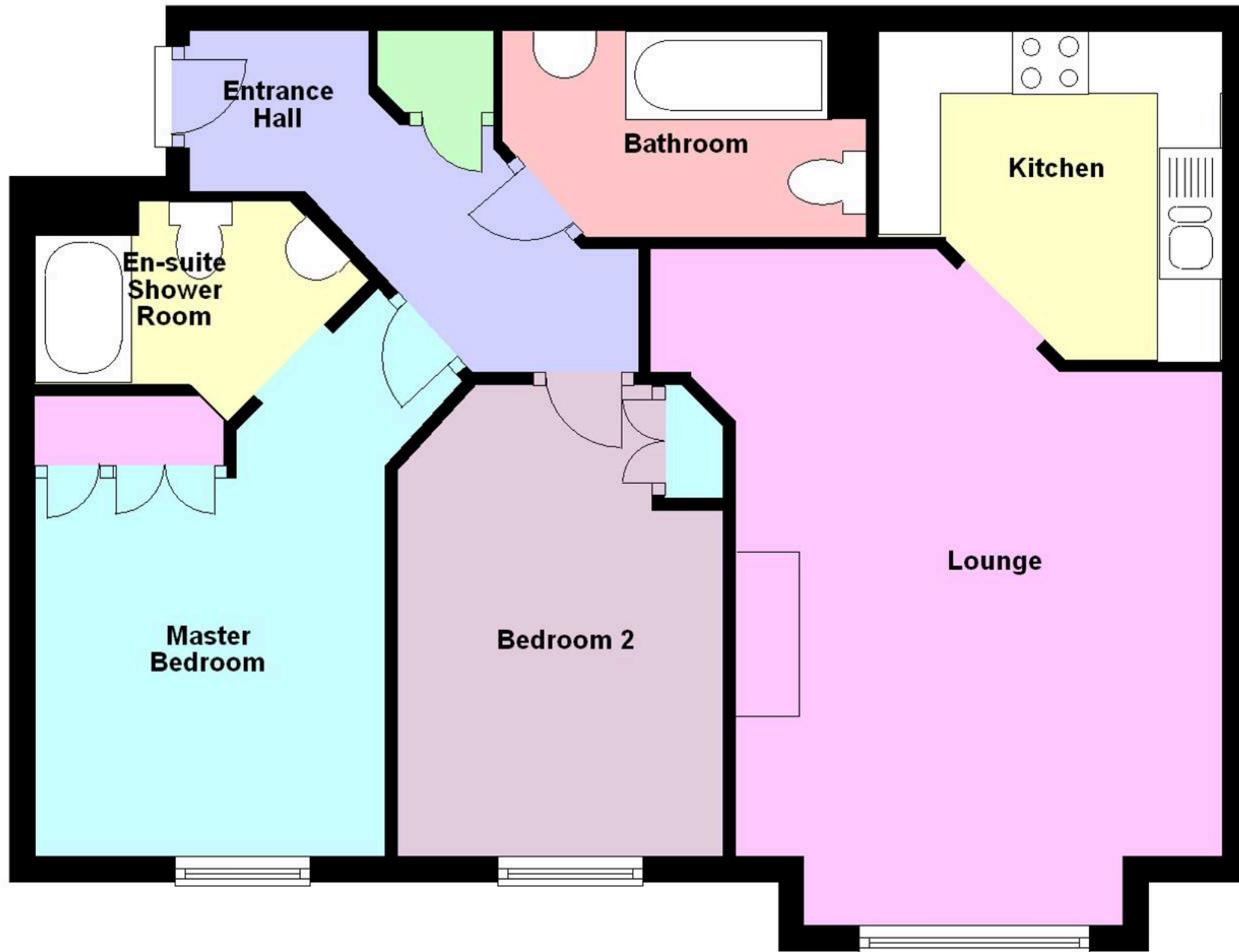
EPC Environmental Impact Rating: B

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## First Floor

Approx. 58.5 sq. metres (629.4 sq. feet)







## Williams Estates

33 The Green, Hartford - CW8 1QA

01606 331784

info@westates.co.uk

www.westates.co.uk/#/



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