



# 37 Arley Court Wrenbury Drive

Northwich, Northwich

- Spacious Second Floor Apartment On This Popular Development With Good Local Amenities & River Walks
- Accommodation: Vestibule, Entrance Hall, Large Open Plan Living Room, Fitted Kitchen, Double & Single Bedrooms, Re-Fitted Bathroom
- Situated Close to Kingsmead Local Centre, In Communal Gardens With One Allocated Parking Space

This spacious and well-presented two bedroom flat occupies a desirable second floor position within a sought-after development, offering convenient access to excellent local amenities and picturesque river walks nearby.

The accommodation begins with a welcoming vestibule and entrance hall, where two practical storage cupboards provide ample space for coats, shoes, and household items.

The heart of the home is the impressive open plan living room, thoughtfully arranged to incorporate both comfortable lounge and dedicated dining areas, creating a versatile environment ideal for relaxing or entertaining guests. Adjacent to this, the fitted kitchen features a range of modern units and appliances, ensuring a seamless blend of style and functionality for every-day living.

The property comprises two bedrooms, including a generous double and a well-proportioned single, both of which benefit from fitted wardrobes to maximise storage and maintain a clutter-free atmosphere. The recently re-fitted bathroom has been finished to a high standard, showcasing a contemporary three piece suite complemented by fresh, stylish tiling (recent improvements completed by the current owners). Additional highlights include double glazing and efficient heating, contributing to a comfortable and energy-conscious home environment.

Residents enjoy the convenience of an allocated parking space



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Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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