



Tiverton Court Blakemere Drive, Northwich CW9 8UT

welcome to

Tiverton Court Blakemere Drive, Northwich

WELL PRESENTED TWO BEDROOM APARTMENT WITH TWO BATHROOMS AND A GARAGE IN A HIGHLY SOUGHT AFTER KINGSMEAD LOCATION!
SOLD WITH NO ONWARD CHAIN.



Entrance Hall

Entrance door, intercom entry system, storage cupboard and wall mounted heater

completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge/ Diner

15' 1" max x 14' 11" (4.60m max x 4.55m)

Double glazed bay window, TV point, phone point and wall mounted heater. Open plan to kitchen area

Kitchen

10' 1" x 9' (3.07m x 2.74m)

Range of fitted wall and base units with contrasting work surfaces over, electric hob and oven, integrated washing machine, space for fridge/ freezer, sink and drainer unit and double glazed window

Bedroom One

12' x 12' 7" max (3.66m x 3.84m max)

Double glazed window, built in wardrobe and wall mounted heater

En Suite

Shower cubicle, low level WC, hand wash basin, tiled splash backs and wall mounted heater

Bedroom Two

12' x 6' 3" (3.66m x 1.91m)

Double glazed window, laminate flooring and wall mounted heater

Bathroom

Bath, low level WC, hand wash basin, laminate flooring and wall mounted heater

External

Garage (16'11ft x 8'5ft) with power, light and up and over door. Additional parking space in front of the garage. Communal gardens with shared storage area

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been



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welcome to

Tiverton Court Blakemere Drive, Northwich

- Two Bedroom Apartment
- Open Plan Lounge/ Kitchen/ Diner
- Garage and Driveway Parking
- Highly Sought After Kingsmead Location
- Council Tax Band C

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1952.52

Ground Rent: 112.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2001.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£165 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NRT107842 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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