



Weaver Court London Road, Northwich CW9 5EU

welcome to

Weaver Court London Road, Northwich

ONE BEDROOM APARTMENT WITHIN A POPULAR CENTRAL NORTHWICH DEVELOPMENT WITH NO UPWARD CHAIN!



Entrance Hall

Entrance door, intercom system and storage cupboard

Lounge

19' x 10' (5.79m x 3.05m)

Double glazed window, feature fireplace and wall mounted heater

Kitchen

7' x 7' (2.13m x 2.13m)

Range of fitted wall and base units with contrasting work surfaces over, space for fridge/ freezer and oven. Sink and drainer unit, tiled splash backs and double glazed window

Bedroom

15' x 9' (4.57m x 2.74m)

Double glazed window, built in wardrobes and wall mounted heated

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



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welcome to

Weaver Court London Road, Northwich

- One Bedroom Apartment
- Popular Development
- Central Northwich Location
- Over 55's Only
- Council Tax Band B

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3407.46

Ground Rent: 439.36

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£60,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NRT107714 - 0012

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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