



Wright Marshall  
Estate Agents

11 WILLIAM COURT WESTERN WAY,  
WINNINGTON VILLAGE, NORTHWICH CW8 4HN

£165,000





An immaculate two double bedroom top floor apartment with a juliet balcony available in Winnington Village

## Tenure

142 years left remaining on the 150 year lease. The ground rent is payable to David Wilson Homes and equates to £10 per annum. The service charge is payable to Premier Estates, equates to £1,412 per annum and fluctuates based on estimated costs, charged half yearly, with a balancing payment/reduced charge for the following year assessed after the year end.

## Description

Purchased by the current vendors from new in 2017, this modern freshly decorated second floor apartment is the perfect opportunity for a first time home buyer or a downsizer looking to acquire a lock up and leave.

Built by David Wilson Homes, this property is located in the heart of Winnington Village and a short walk up Winnington Lane to Northwich town centre.

The communal hallway is accessed via an intercom system both to the front aspect from the road side off Brassey Grange and to the rear aspect where the car park is located where one allocated car parking space is included with this property and multiple visitors spaces are available also.

Accommodation comprises spacious hall with two large built in storage cupboards with space for the washer/dryer which is included, coats and shoe storage.

Bedroom one has the added benefit of a built in wardrobe, a double glazed window to the front aspect and a modern three piece en-suite shower room.

Bedroom two, also a double has a free standing wardrobe, is the perfect size for a spare bedroom/nursery or a large home office with a double glazed window to the front aspect.

The deceptively large modern three piece family bathroom is located off the hallway with a frosted double glazed window to the rear aspect.

The modern open plan lounge/kitchen/dining room measures over 22 ft by 12 ft creating a large entertaining area, perfect for modern living with a juliet balcony to the front aspect and a double glazed window to the side aspect creating a lovely bright living space.

The modern kitchen has a range of low-level and eye-level units, one of which houses the combi boiler and benefits from a range of integrated appliances including an electric oven with a gas hob, a family sized dishwasher and fridge freezer.

Winnington Village is a growing destination for young professionals and families moving from surrounding areas in Cheshire, South Manchester and Liverpool.

With fantastic primary schools such as Winnington Park County Primary School and secondary schools including Hartford High School located within walking distance and amenities now built within the village including the Cooperative, it is clear to see why more and more clients are moving into the village.

Various sports team including Northwich Rugby Union Football Club, Hartford Football Club and Northwich Cricket Club all play at the Moss Farm Leisure Complex located on Fidle Road only a short walk away from Winnington Village, with plans having been proposed for a new pedestrian walk way to be built direct from the village to the leisure complex.

Greenbank train station (Chester-Manchester line) is only a 5 minute drive away connecting commuters across the North West, Hartford train station (Liverpool-Crewe line) is only a 5 minute drive away and Manchester airport is only a 30 minute drive away.

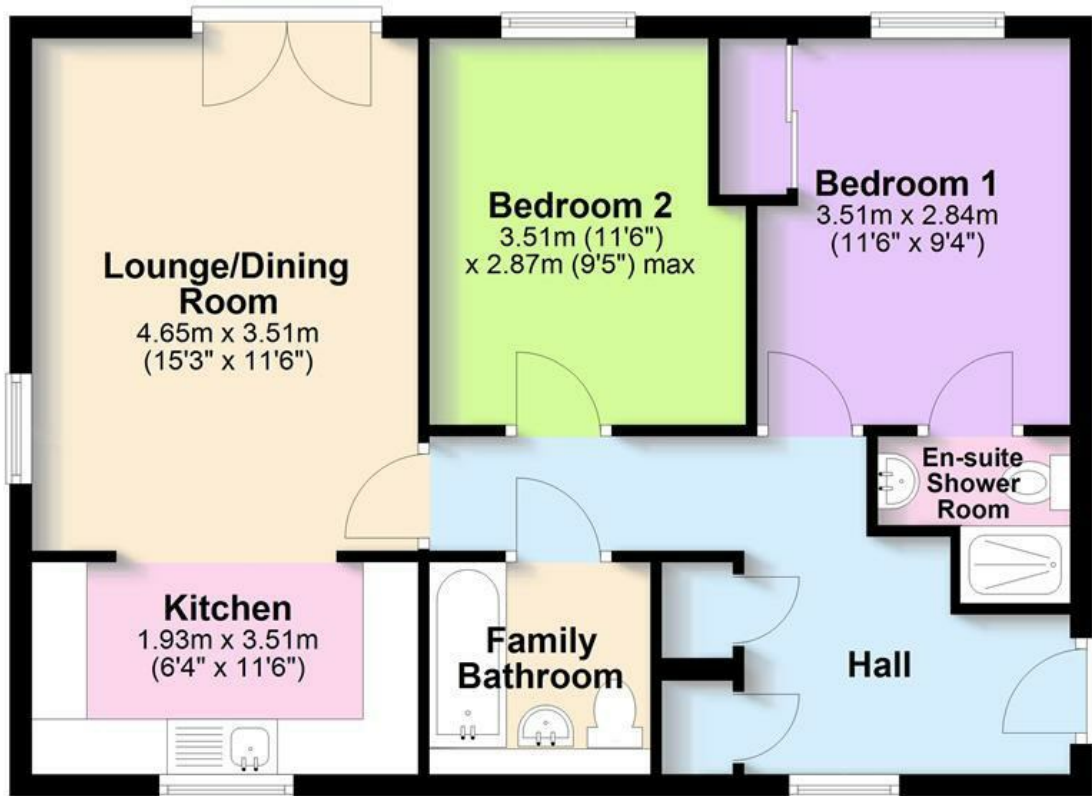






## Second Floor

Approx. 62.8 sq. metres (676.5 sq. feet)



Total area: approx. 62.8 sq. metres (676.5 sq. feet)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 81      | 81        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements