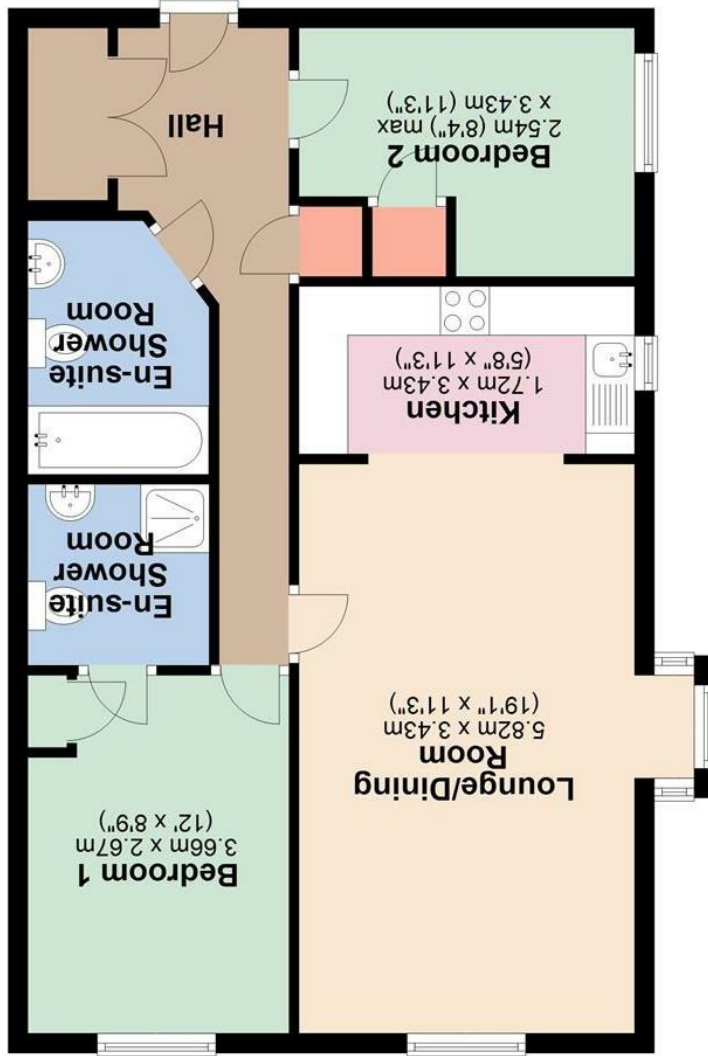


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 64.3 sq. metres (691.6 sq. feet)



Ground Floor
Approx. 64.3 sq. metres (691.6 sq. feet)

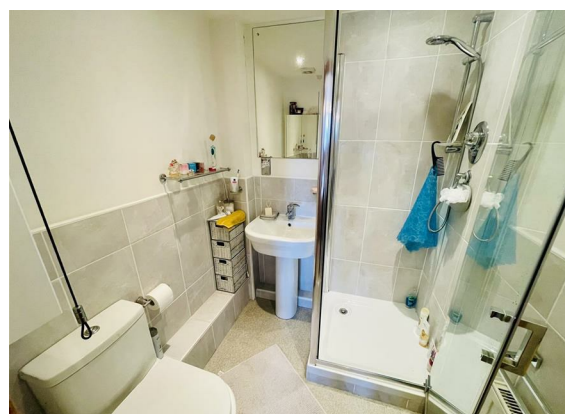


OFFERS IN THE REGION OF £155,000



3 NAVIGATION HOUSE MARINE
 APPROACH
 NORTHWICH
 CW8 1GG

2 2 1 C
 COUNCIL TAX BAND: C



An excellent opportunity to acquire a well presented ground floor apartment with dedicated parking in a small, secure, gated, estate within a few minutes walking distance of the town centre

Tenure

104 years left remaining on the 125 year lease. Service charge is £1,000 per annum, is paid 6 monthly on the 1st April and the 1st October to Castle Estates Block Management Ltd. Ground rent is £250 per annum and is payable to Nineacres Ltd.

Description

Purchased off plan by the current vendors in 2003, the property has been let out fully furnished and equipped presenting the perfect opportunity for a first-time buyer or buy-to-let investor.

Navigation House is one of four small blocks of apartments located within the gated and secure complex known as Marine Approach. Particular mention must be made of the allocated parking space for this property which is conveniently located right outside the entrance to the block as shown on the main photograph. Visitor parking is also available on site or immediately external to Marine Approach.

Located on the ground floor, this apartment benefits from fantastic views across Northwich marina from the large double glazed windows throughout, including a large box window in the open plan living space, flooding the room with natural light.

The communal hallway accommodates an intercom system, meter cupboard and letterbox for each apartment. All communal areas are regularly cleaned.

The hallway within the apartment includes two large built-in storage cupboards, one of which houses the gas combi boiler which benefits from a 10 year parts and labour guarantee. Off this hallway is the main bathroom with bath and shower over bath.

Bedrooms one and two are both doubles and the larger of the two enjoys a modern three-piece shower en-suite.

The open plan living space measures 19'1" by 11'3" [5.82m x 3.43m], an excellent size for entertaining family and friends with stunning views over the marina.

Adjacent is the modern kitchen which includes fitted appliances of oven, gas hob, extractor fan, refrigerator and washing machine.

Northwich town centre is just a short walk across the Weaver bridge, past our office on the Bullring, and home to a range of supermarkets including Waitrose, Asda and Sainsbury and a range of independent cafes, bars and restaurants.