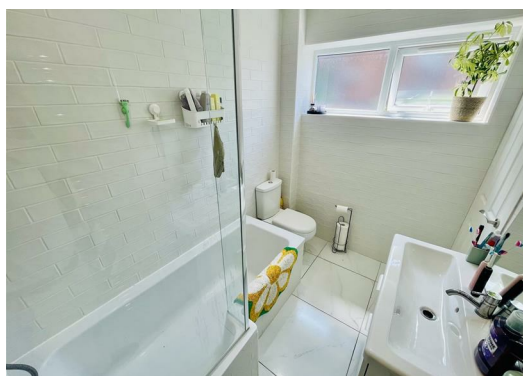




Wright Marshall  
Estate Agents

FLAT 1, COBTHORN SYDNEY STREET,  
NORTHWICH CW8 4AP

OFFERS IN THE REGION OF £140,000





**\*\*INVESTORS ONLY - CURRENTLY RENTED\*\*** A refurbished ground floor apartment with its own private entrance and allocated parking located within strolling distance of Greenbank train station

## **Tenure**

114 years left remaining on the 150 year lease with a service charge of £662.50 per annum payable to Cassidy and Ashton Group Limited which is reviewed every 5 years and the ground rent is £758.14 per annum and is payable to Pier Management Ltd.

## **Description**

Purchased by the current vendor eleven years ago this apartment has been completely refurbished and is the perfect opportunity for a buy to let investor.

Externally the property has one off road parking space located to the front aspect, ample on street parking for visitors and particular mention must be made of the communal gardens which this property has direct access to from the lounge/dining room.

Accommodation comprises private entrance with oak effect laminate flooring and a large understairs cupboard.

Both bedrooms are doubles with large double glazed windows to the front aspect and bedroom one has the added advantage of built in wardrobes.

The modern three piece family bathroom has a built in storage cupboard and a frosted double glazed window to the side aspect.

The lounge/dining room has a large double glazed window to the rear aspect and a upvc door to the communal gardens and opens up to the modern kitchen which has quartz tops, a range of low level and eye level units, one of which houses the combi boiler and a selection of integrated appliances including a fridge freezer, fan oven, gas hob and extractor hood.

Northwich and surrounds are renowned for it's superb educational facilities. Catering for all age groups, including the highly reputable and very popular Kingsmead Primary School, Grange School (junior and secondary school level), St Nicolas's Roman Catholic high school, Mid-Cheshire College of Further Education and Sir John Deane's Sixth Form and further education college which is within a short drive of the property.

Road access to the M6 and the M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool, Manchester and Media City easily accessible, whilst Liverpool and Manchester International Airports can be accessed within 45 minutes drive. Local railway stations include Greenbank (Manchester to Chester line) and Hartford (Liverpool to London).

Northwich town centre has a range of independent and established retails chains. There are several supermarkets including Sainsburys, Tesco and Waitrose. The town is currently being re developed and a brand new cinema and restaurant complex known as Barons Quay and a leisure complex known as Brio leisure have recently been built providing an Olympic sized indoor swimming pool, state of the art gymnasium and theatre.

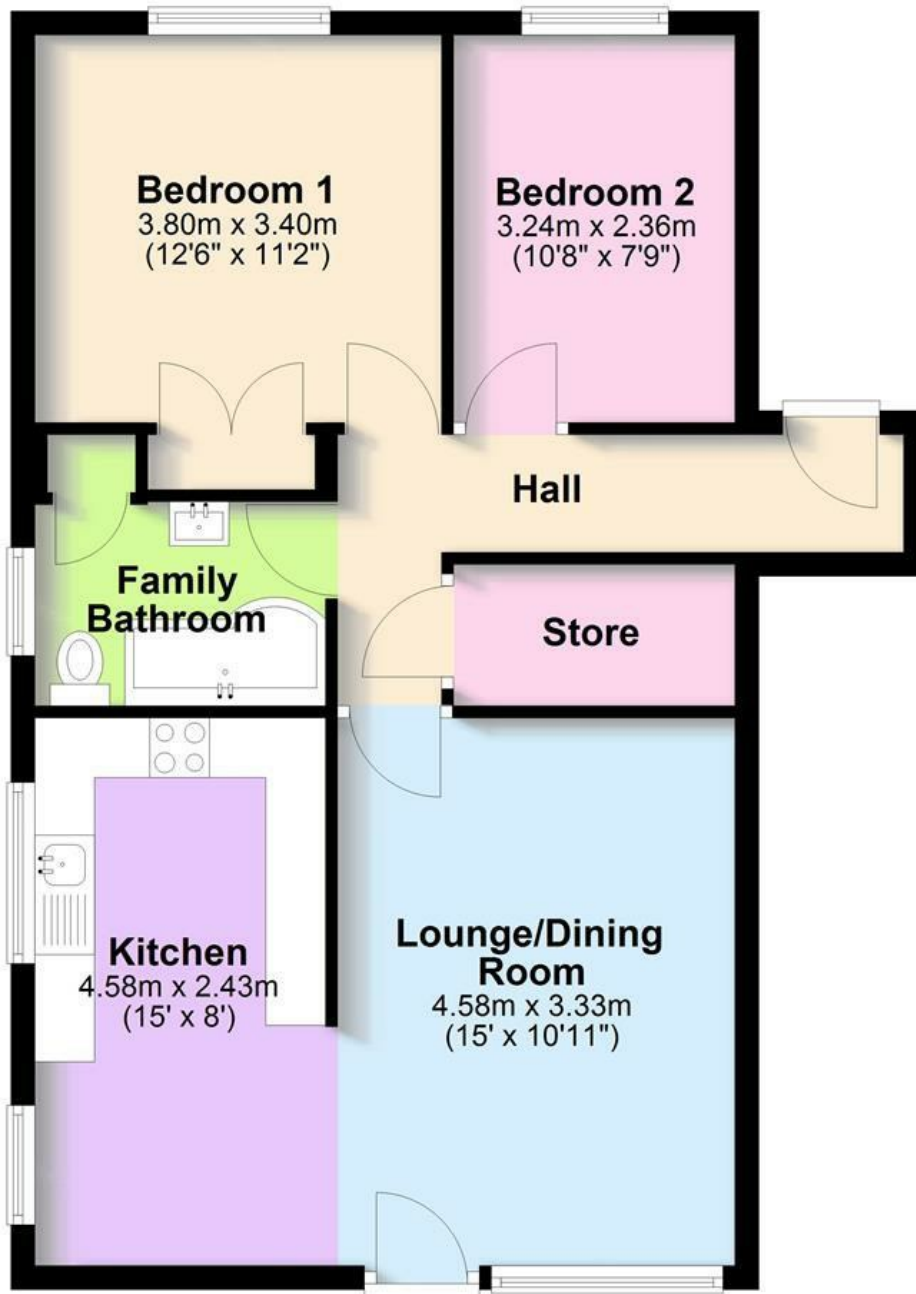






## Ground Floor

Approx. 64.1 sq. metres (690.4 sq. feet)



Total area: approx. 64.1 sq. metres (690.4 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	70	77
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