



Wright Marshall
Estate Agents

6 WATERLOO HOUSE MARINE APPROACH,
NORTHWICH CW8 1GH

OFFERS IN THE REGION OF £140,000



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

Tenure

103 years left remaining on the 125 year lease. Service charge is £1,600 per annum, is paid 6 monthly on the 1st April and the 1st October to Managing Estates Ltd. Ground rent is £250 per annum and is payable to Estates & Management 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.

Waterloo 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.

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 a large built-in storage cupboards, one of which houses the gas combi boiler. 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.

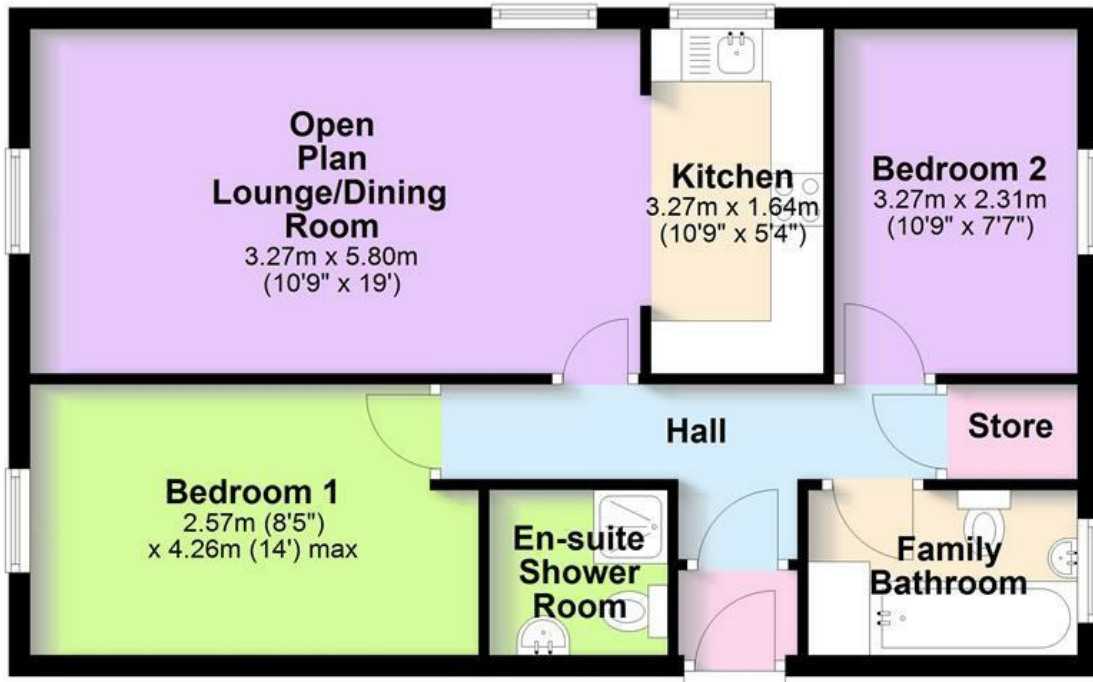
The open plan living space measures 19ft by 10'9ft an excellent size for entertaining family and friends.

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

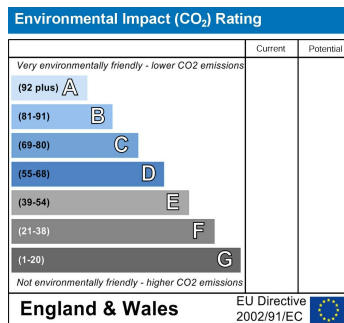
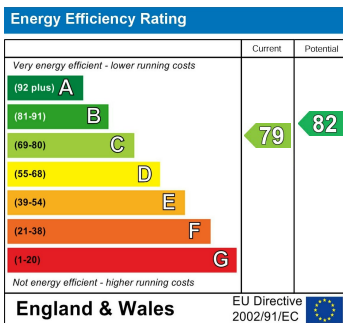
Northwich town centre is just a short walk across the Weaver bridge, past our office on the Bullring, and home to a range of supermarkets including Waitrose, Asda and Sainsbury and a range of independent cafes, bars and restaurants.

First Floor

Approx. 58.6 sq. metres (630.5 sq. feet)



Total area: approx. 58.6 sq. metres (630.5 sq. feet)



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