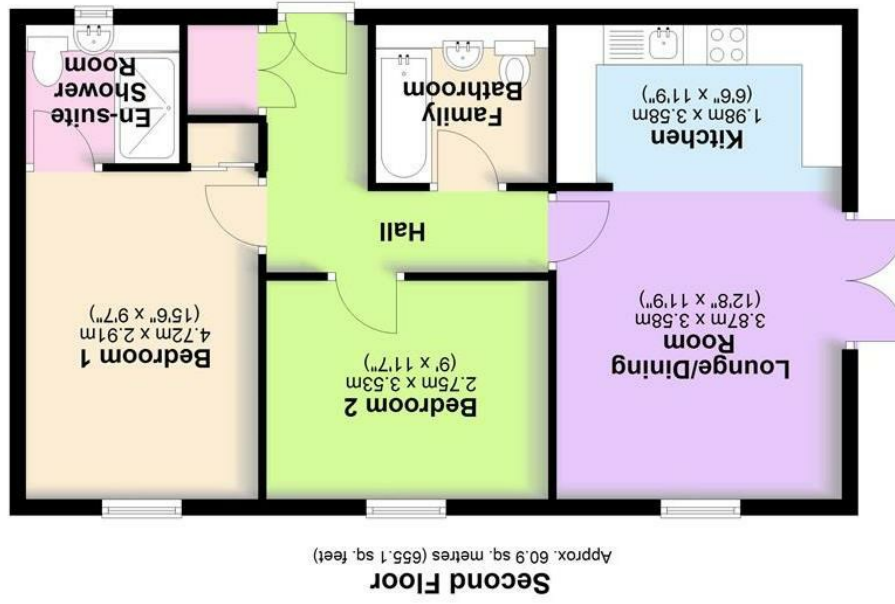
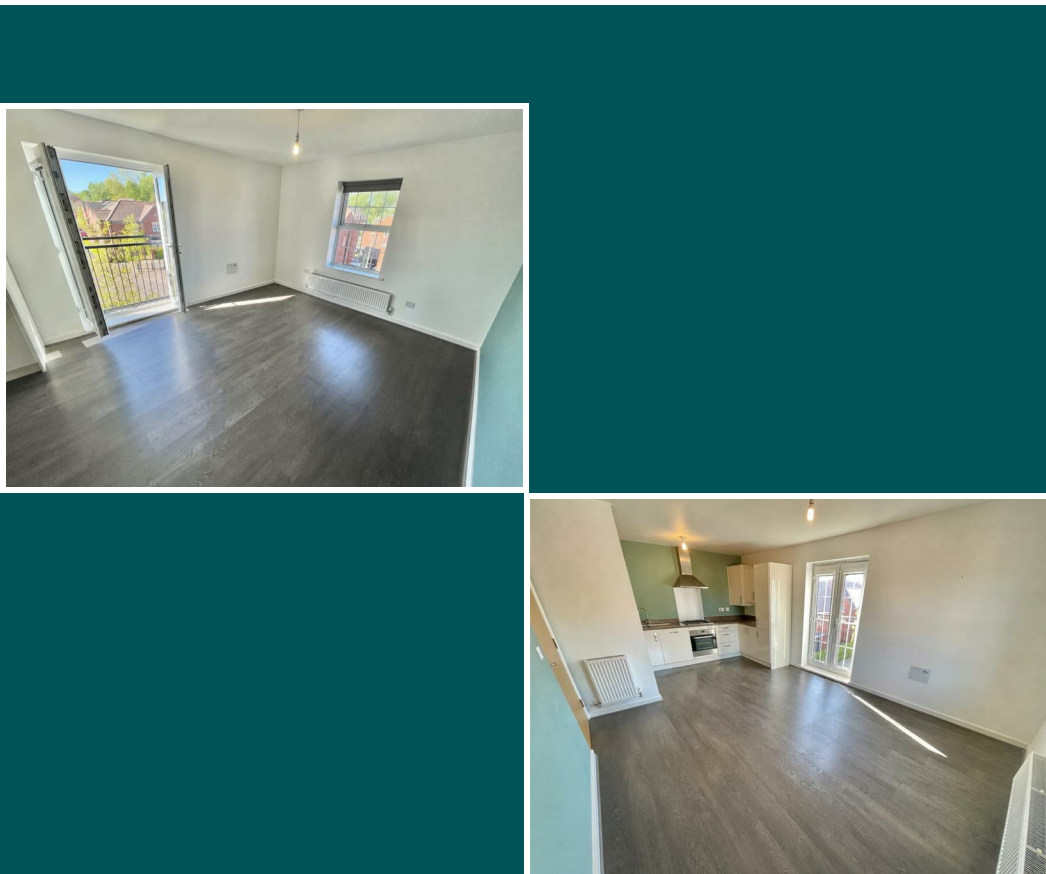


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part 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. 60.9 sq. metres (655.1 sq. feet)



OFFERS IN THE REGION OF £160,000



**12 WILLIAM COURT  
 WESTERN WAY  
 WINNINGTON VILLAGE  
 NORTHWICH  
 CW8 4HN**

**2** **2** **1** **C**  
**COUNCIL TAX BAND: B**



A chain free two double bedroom top floor apartment with a juliet balcony available in Winnington Village

#### Tenure

141 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 vendor six years ago, this modern 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 a large built in storage cupboard with space for the washer/dryer, coats and shoe storage.

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

Bedroom two is the perfect size for a spare bedroom/nursery or a large home office with a double glazed window to the side aspect.

The deceptively large modern three piece family bathroom is located off the hallway.

The modern open plan lounge/kitchen/dining room measures over 22 ft by 11 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 Fidale 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.