



VINCENT JAMES
ESTATE AGENTS

2 THE BEECHES SANDBACH DRIVE,
KINGSMEAD,
NORTHWICH. CW9 8TW

£165,000



VINCENT JAMES ESTATE AGENTS are excited to bring to the market this superb GROUND FLOOR APARTMENT located on the ever popular KINGSMEAD development. The modern and bright accommodation include: Hallway, Lounge / Diner, Kitchen, Two Bedrooms, Bathroom & Ensuite. Externally there is allocated parking. Call us now to book your viewing ***NO CHAIN***

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Hallway

Accessed via wooden front entrance door. Laminate flooring. Inset spotlights. Two Storage Cupboards. Doors to Lounge / Diner, Bedrooms and Bathroom.

Lounge / Diner

17'2 x 15'2

Double glazed window to the side elevation. Double glazed access door to the side elevation. Laminate flooring, Radiator. Inset spotlights. Opening to the Kitchen.



Kitchen

14'2 x 6'3

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Integrated Dishwasher, Fridge Freezer and Washer Dryer. Cupboard housing boiler. Inset electric oven with inset electric hob and extractor hood above. Radiator. Inset spotlights.



Master Bedroom

17'4 x 11'8

Double glazed window to the side elevation. Radiator. Inset spotlights. Fitted wardrobes. Door to Ensuite.



Ensuite

9'1 x 7'7

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Inset spotlights. Extractor fan. Heated towel rail.



Bedroom Two

10'4 x 8'5

Double glazed window to the side elevation. Laminate flooring. Radiator. Inset spotlights.



Parking

Allocated parking for One Car (Space W2) Visitors parking available.

Externally

Communal Gardens.



Bathroom

8'8 x 6'2

Low level WC, wash hand basin and panelled bath. Inset spotlights. Part tiled walls. Heated towel rail.



Extra Information

Tenure: Leasehold

Length of lease: 999 years from 2004

Annual Ground Rent: £360.40

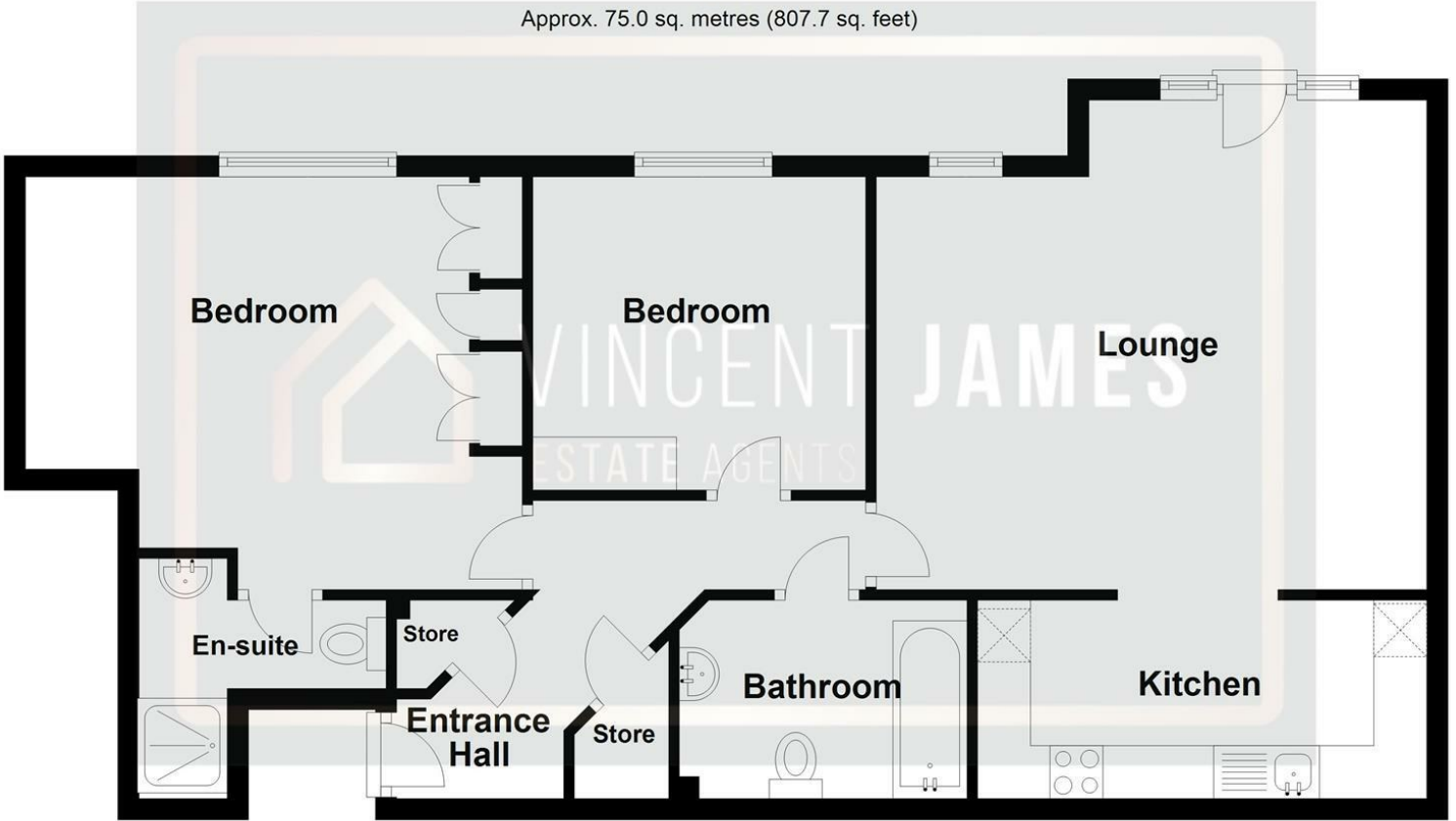
Service Charge: £955

Service Charge Review Period: TBC

Council Tax Band: C

Ground Floor

Approx. 75.0 sq. metres (807.7 sq. feet)



Total area: approx. 75.0 sq. metres (807.7 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		82	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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