



VINCENT JAMES  
ESTATE AGENTS

# MUSKETT DRIVE, WINNINGTON VILLAGE, NORTHWICH, CW8 4YQ

£130,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this beautifully presented FIRST FLOOR APARTMENT located on the ever popular WINNINGTON VILLAGE development. Built by TAYLOR WIMPEY the accommodation includes: Hallway, Open Plan Lounge / Diner / Kitchen, TWO BEDROOMS and bathroom. Externally there is allocated parking.

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### Entrance Hallway

Accessed via wooden entrance door. Laminate Flooring. Doors to Airing Cupboard, Bedrooms and Bathroom. Double doors leading to the open plan lounge / diner / kitchen.

### Open Plan Lounge / Diner / Kitchen

22'8 max x 15'2 max

Lounge - Double glazed window to the rear elevation. Laminate flooring. Wall mounted electric radiator. Two sets double glazed French doors.

Kitchen - Fitted with a range of wall, drawer and base units with worksurfaces above. Inset stainless steel sink and drainer with mixer tap. Integrated washer / dryer and fridge freezer. Inset electric oven with four ring electric hob and extractor fan above. Inset spotlights. Double glazed window. Door to storage cupboard.



### Master Bedroom

11'2 x 10'3

Double glazed window to the front elevation. Wall mounted electric radiator. Fitted double wardrobe.



### Bedroom Two

8'9 x 7'6

Double glazed window to the front elevation. Wall mounted electric radiator.



### Bathroom

9'3 max x 5'6

Low level WC, wash hand basin and panelled bath with shower above. Tiled walls and floors. Heated towel rail. Inset spotlights.



### Externally

Allocated parking for one car. There is parking available for visitors.



### Extra Information

Tenure: Leasehold

Length of lease: 124 years

Annual Ground Rent: £100 per year

Service Charge: £1050 per year approx

Service Charge Review Period: TBC

Council Tax Band: B



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 62                      | 62        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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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