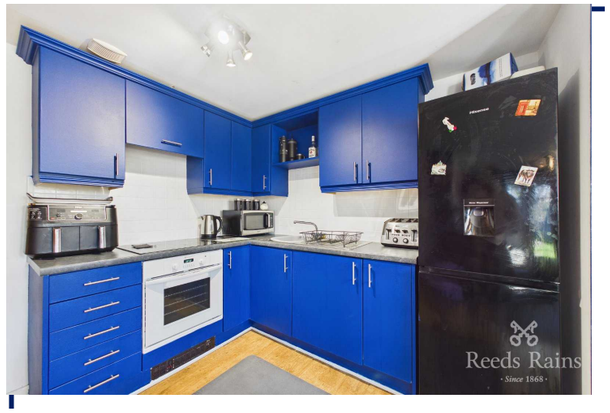
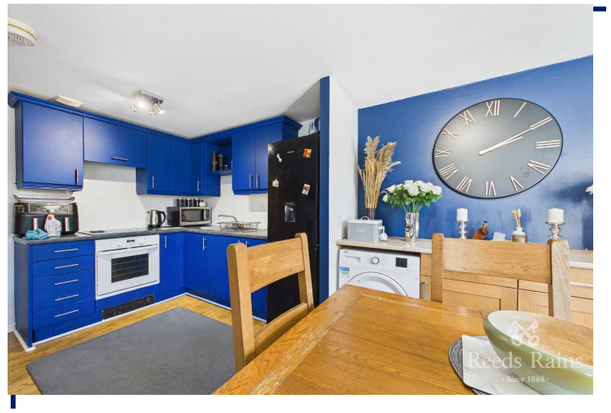
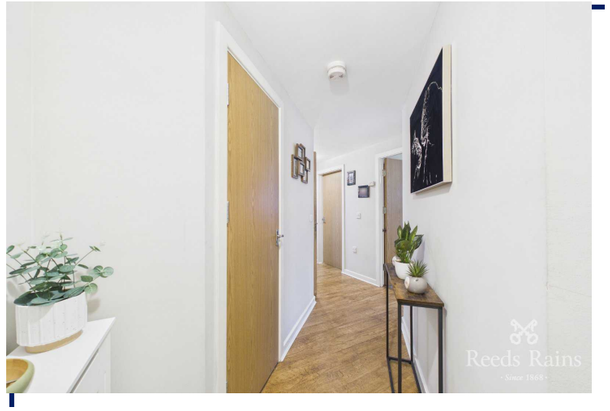


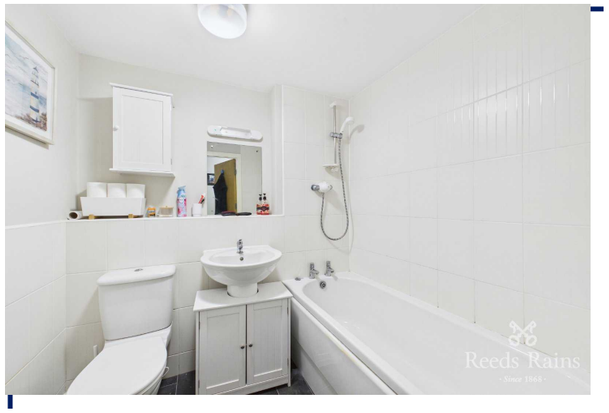














54 Kings Court, Regency Walk,
Middlewich, Cheshire, CW10

Asking Price: £120,000
Leasehold

Reeds Rains

reedsrains.co.uk

54 Kings Court, Regency Walk, Middlewich, Cheshire, CW10

Asking Price: £120,000 Leasehold

Council Tax Band: B
EPC Rating: C

Two double bedroom ground floor apartment set within a purpose built block, providing effortless step free living to those in search of convenience and accessibility.

At it's heart there is a spacious open plan living kitchen with a Juliet balcony connecting the outdoors, whilst the principle bedroom boasts it's own ensuite for added comfort and privacy.

Kings Court is located in welcoming Cheshire town of Middlewich, celebrated for it's vibrant community and strong local amenities. It provides excellent commuting links; apartments here allow easy access of the North West motorway network. Junction 18 is less than 3 mile and 6 minutes away so it's perfect for commuters and regular travellers.

We strongly recommend a closer inspection, especially if your are in search of a trendy ground floor apartment.

EPC Grade C.

Ground Floor

Communal Entrance

Entrance Hall
Front door with spyglass.
Store cupboard housing the water cylinder.
Radiator. Laminate wood flooring.

Bathroom
Three piece white suite comprising of a close coupled WC, pedestal wash basin and a panel bath with a wall mounted shower.
Partially tiled walls and an electric fan heater.

Bedroom
PVCu double glazed window.
Built in wardrobe with a sliding oak style door.
Wall mounted electric panel heater.

Ensuite
Three piece white suite comprising of a close coupled WC,
Pedestal wash basin and a corner enclosure with a wall mounted shower.
Fully tiled walls. Electric shaver socket. Electric fan heater.

Bedroom
PVCu double glazed window.
Built in wardrobe with a sliding oak style door.
Wall mounted electric panel heater.

Living Kitchen

Kitchen Area
Range of wall, drawer and base units with work surfaces that incorporate a stainless steel sink with mixer tap.
Integrated electric oven, hob and extractor hood.
Built in washing machine.
Space for a fridge freezer.
Laminate wood flooring.

Living/ Dining Area
Two PVCu double glazed windows with PVCu double glazed a French doors.
Base and drawer units with a work surface and space for a tumble dryer.
Electric panel heater. Laminate wood flooring.

Exterior
One allocated parking space and visitor spaces.

Leasehold
125 years from 1 May 2005.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



For full EPC please contact the branch.

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All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk