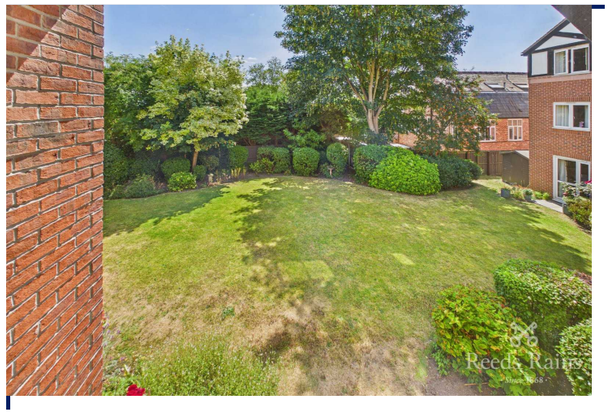
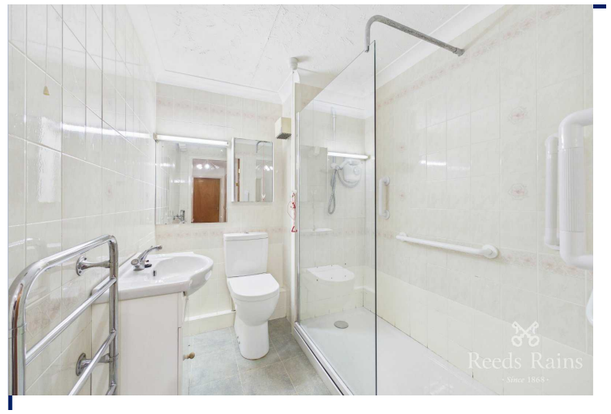


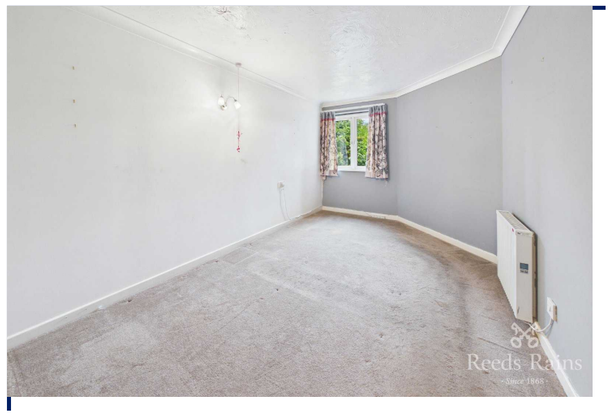


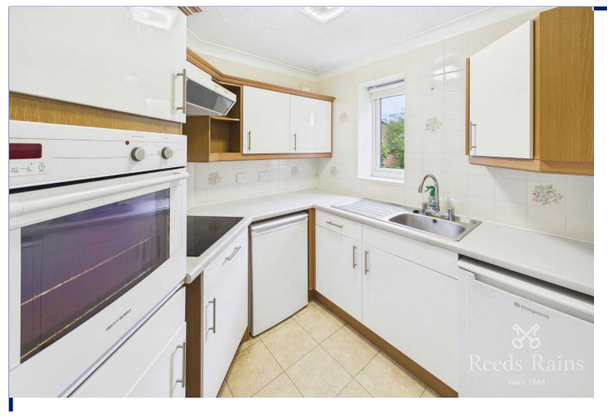












Flat 31, Weaver Court, London Road, Northwich, Cheshire, CW9

Guide Price: £80,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Flat 31, Weaver Court, London Road, Northwich, Cheshire, CW9

Guide Price: £80,000 Leasehold

Council Tax Band:
EPC Rating: TBC

Welcome to Weaver Court, Northwich, — a wonderful ground floor retirement flat designed exclusively for over 55's. Perfectly positioned in a sought-after riverside location, this property offers a peaceful yet convenient lifestyle, all within walking distance to town, local amenities, and public transport links.

Communal Entrance
The building is approached by a security door either via intercom or fob. On approaching there is a communal reception area with kitchen facilities, communal lounge and laundry room, plus access to the apartment, on site manager as well as the lift if required.

Entrance Hall
A spacious entrance hall with wall mounted electric heater and storage cupboard housing hot water boiler.

Open Plan Lounge Diner
An open plan space with a large window providing plenty of natural light within, wall mounted electric heater, space for dining furniture and double doors allowing access to the kitchen creating an open plan feel.

Kitchen
Fitted with a range of base and wall units with work surface over and inset sink unit with drainer, integrated appliances consist of electric oven with four ring hob and extractor hood over, under counter fridge and freezer, double glazed window to the rear elevation and complementary wall tiling.

Bedroom One
With a double-glazed window to the rear elevation, wall mounted electric heater and built in wardrobe to one wall with mirrored doors.

Bedroom Two
With a double-glazed window to the rear elevation and wall mounted electric heater.

Shower Room
A modern three piece suite consisting of a walk in shower cubicle, wash hand basin with cupboard below and low level WC, complementary wall and floor tiling and towel radiator.

External
There are well mature, landscaped gardens surrounding the apartment block, providing a high degree of privacy and communal patio area overlooking the River alongside.

Communal Facilities
The service charge includes all the following benefits.
All water charges
Building Insurance
All laundry facilities, washing machines and dryers.
24hr Careline assistance through pullcords, personal alarms and intercom.
A Manager of the building on site.
All garden maintenance
Daily cleaning and maintenance of the common areas of the building.
Electricity of the common areas.

Agent 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.

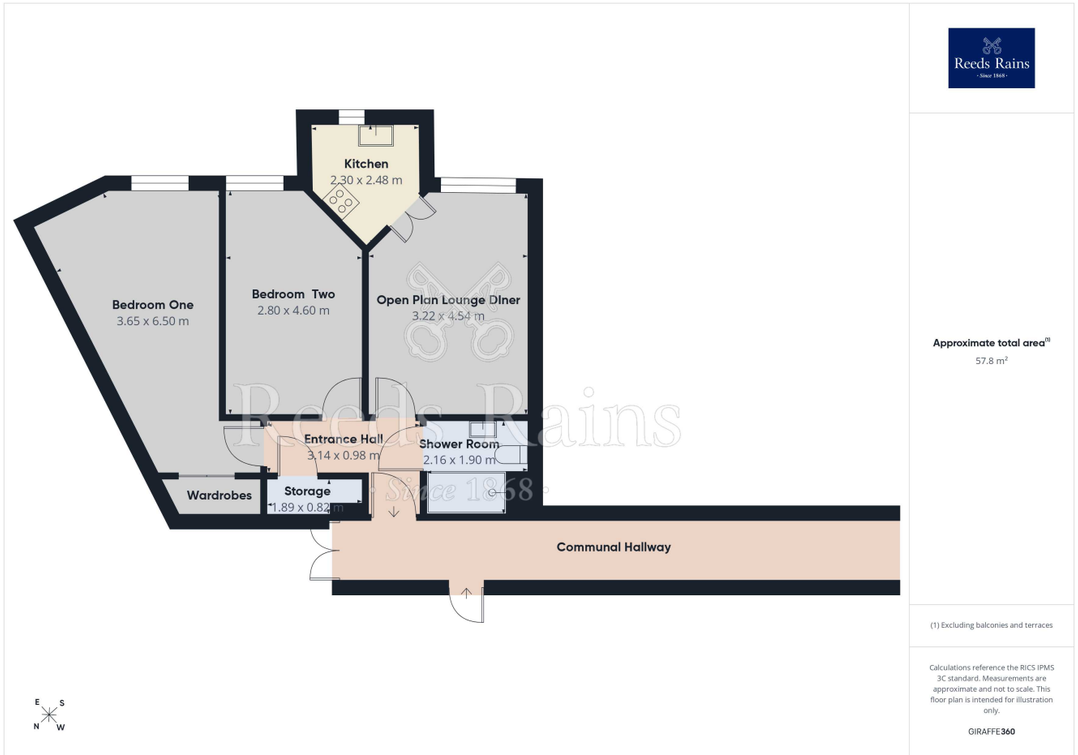
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All Measurements
All Measurements are Approximate.

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.

For full EPC please contact the branch.



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