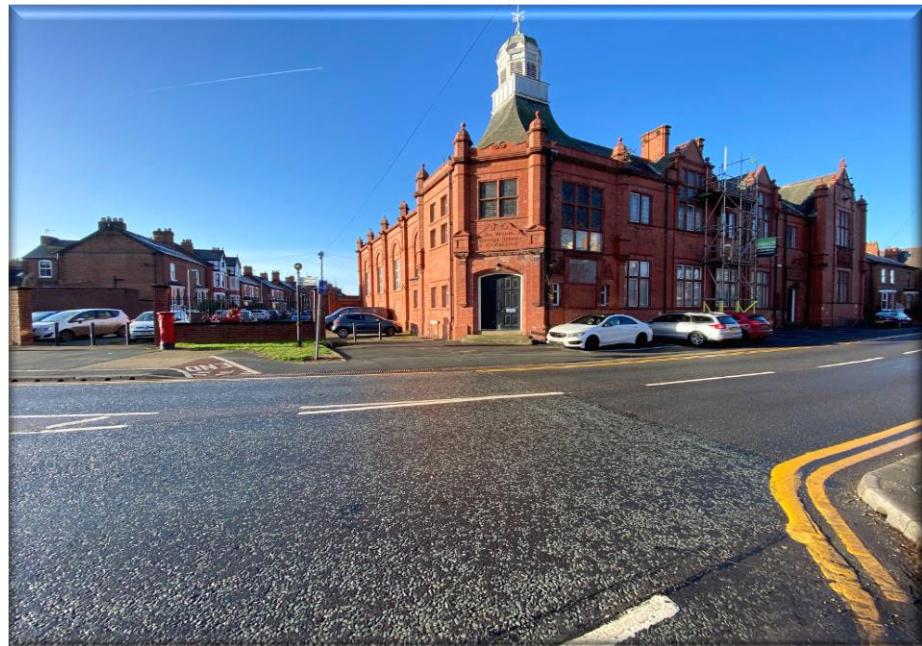




- **Simply Stunning**
- **Expansive Ground Floor Apt.**
- **Set Over Three Floors**
- **Two Large En-Suite Bedrooms**
- **Utility Room & Guest WC**
- **Outstanding Living Area / Kitchen / Diner**
- **Over 1000 Sq Ft Accommodation**
- **Allocated Parking Space**

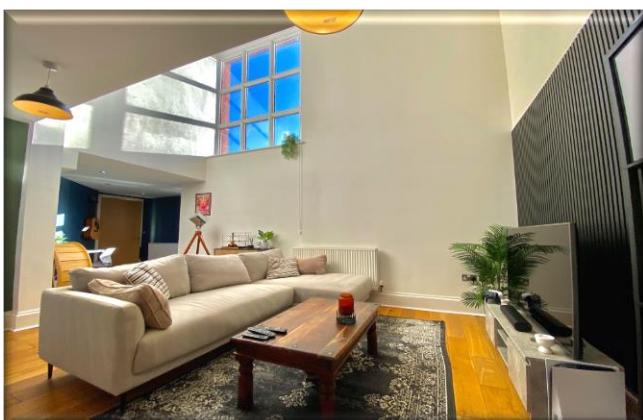


**SIMPLY STUNNING!! - LUXURIOUS & SPACIOUS GROUND FLOOR APARTMENT - SET OVER THREE FLOORS - TWO LARGE EN-SUITE BEDROOMS - BEAUTIFULLY PRESENTED OPEN PLAN LIVING ...** Royal Fox Estates are delighted to offer this superbly appointed, modern ground floor apartment offering over 1000 sq. feet of living accommodation set within a grade two listed historical building. The flat itself being the largest in the complex with an enviable layout set over three floors, offering all the comforts and features of modern day living.

**ACCOMMOATION:** Comprising of ... To the ground floor: Spacious entrance hall, Guest WC, expansive open plan living area / kitchen with built in appliances and 14ft high ceilings allowing for plenty of natural light. In addition, off the living area is a handy utility room. To the first floor is a useable landing area used currently as a cosy sitting room. The first generous bedroom can be found off with mezzanine balcony & En-suite bathroom. To the second floor is the principal bedroom with a further En-suite shower room.

**OUTSIDE:** Residents of Verdin House have the benefit of communal gardens within the complex & the property comes with it's own allocated parking space.

**LOCATION:** Located close to central Northwich, it's just a short walk to reach the town centre where a wide range of local and national outlets are available as well as many major supermarkets. Good access is afforded to the A556 and onto the main motorway networks (M56 & M6) making for a short commute to nearby cities.



**11 Verdin House London Road  
Northwich**

**Guide Price**

**£175,000**



## Accommodation

**Entrance Hall** 14' 4" x 10' 4" (4.36m x 3.14m)

**Guest WC** 3' 3" x 5' 10" (1m x 1.78m)

**Lounge / Kitchen / Diner** 22' 3" x 21' 5" (6.78m x 6.54m)

**First Floor Landing** 6' 7" x 14' 4" (2m x 4.36m)

**Bedroom Two (1st Floor)** 15' 11" x 13' 11" (4.86m x 4.25m)

**En-Suite Bathroom (Bedroom Two)** 5' 7" x 6' 1" (1.7m x 1.85m)

## Second Floor Landing

**Bedroom One (2nd Floor)** 16' 1" x 13' 11" (4.91m x 4.25m)

**En-Suite Shower Room (Bedroom One)** 6' 4" x 5' 7" (1.93m x 1.7m)

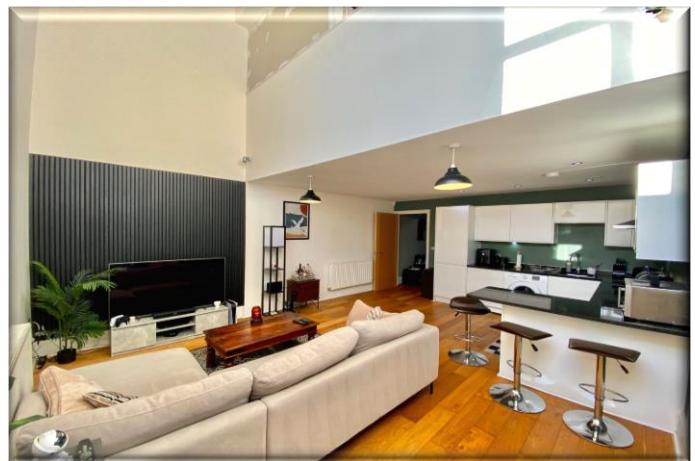
## Property Info:

- *Approx Sq Footage: 1055.7 (98.1 Sq m)*
- *Tenure: Leasehold*
- *Length of Lease - 340 Years From 01/01/2014*
- *Ground Rent - £150 PA*
- *Service Charge - Approx £1272.40 PA (Based on most recent half yearly statement 01/10/25 - 31/03/26)*
- *Mains Connected - Electric, Water, Sewage*
- *Parking Arrangements - One allocated space*





***"Put your property  
in our hands..."***

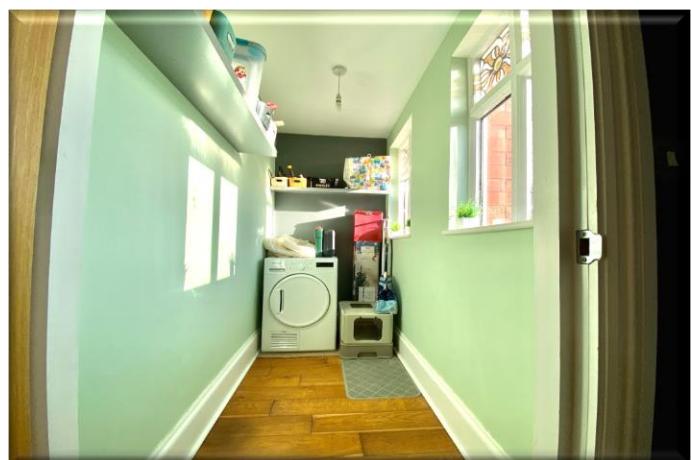


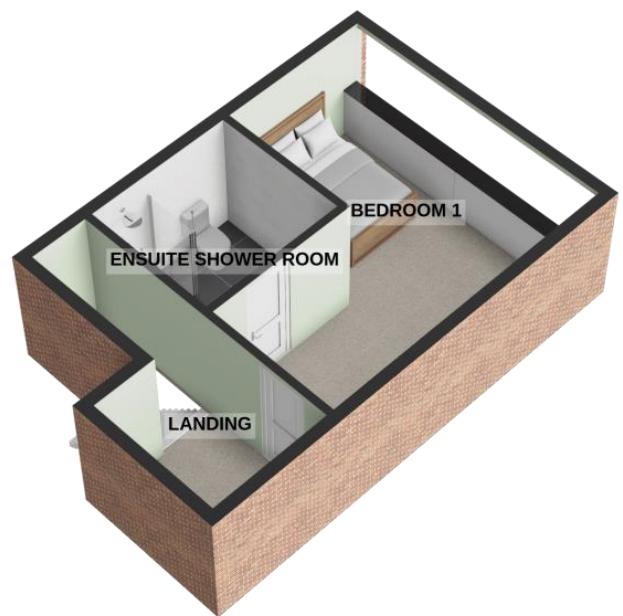
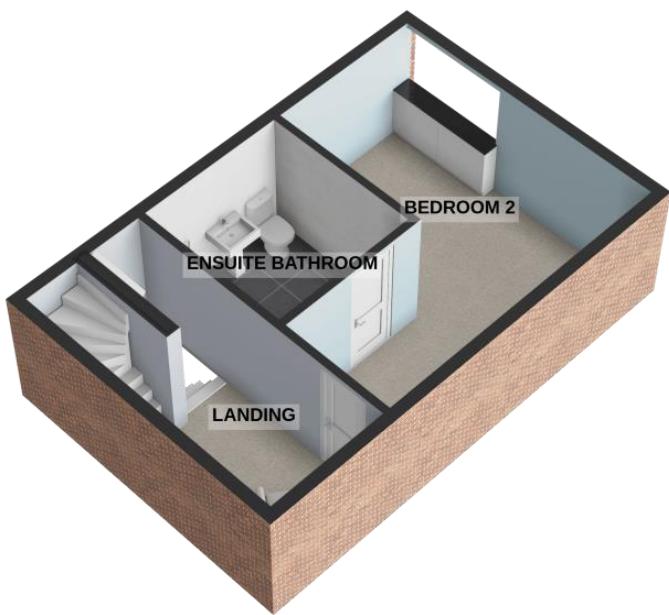
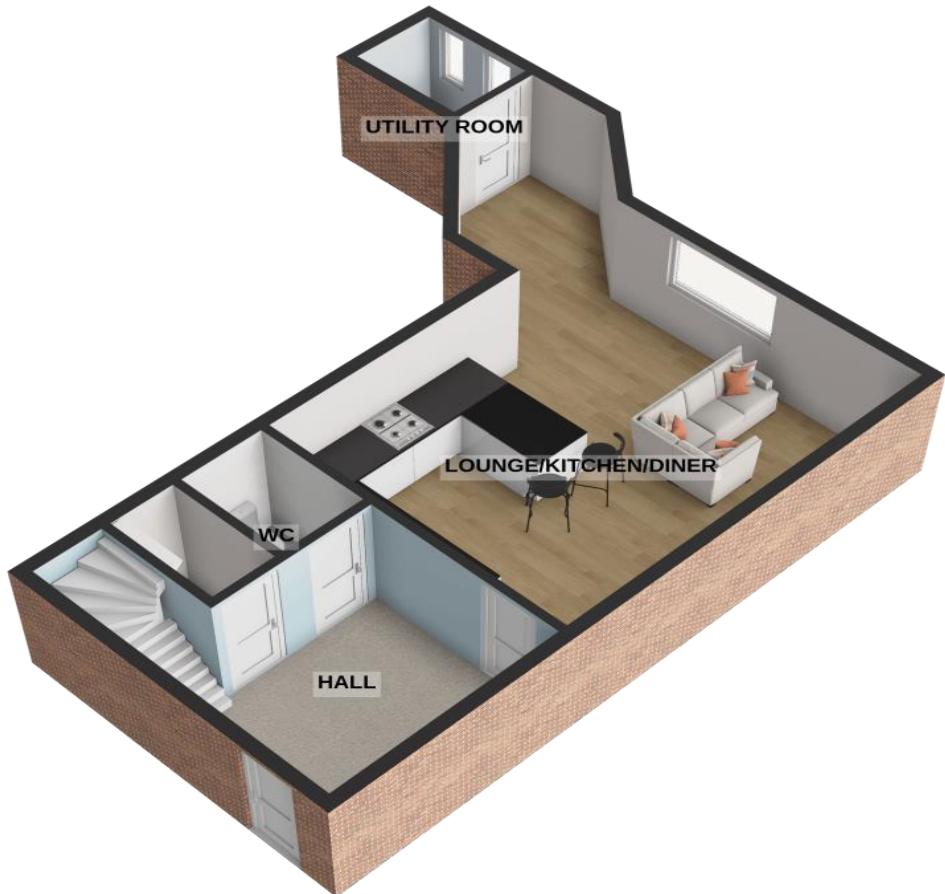
***"Ultimate Estate  
Agency....From The Fox"***

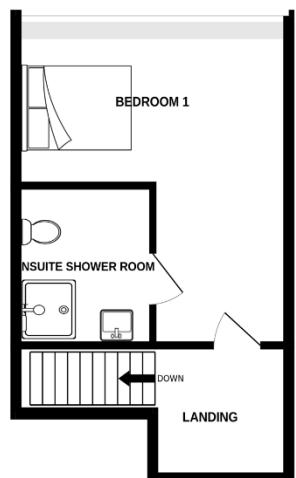
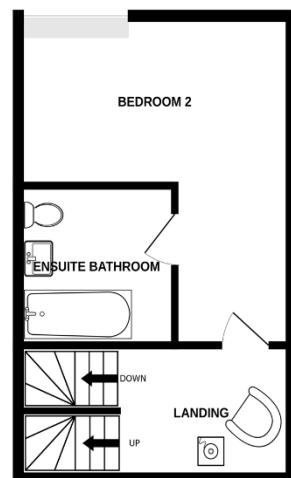
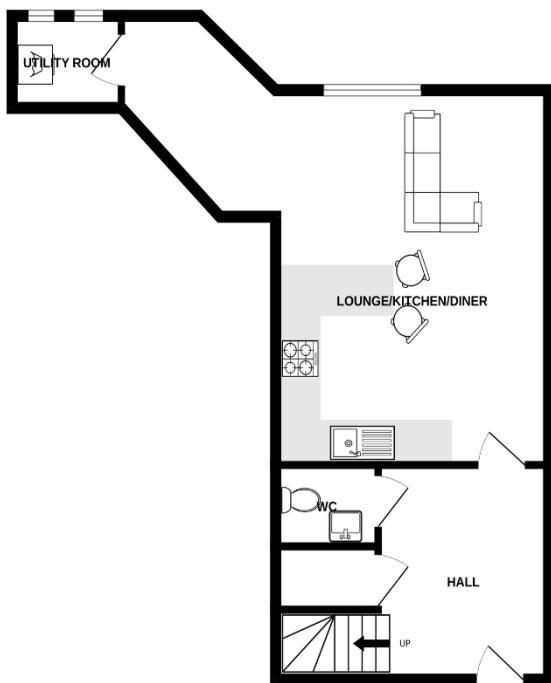
**Viewings : Northwich Office  
34 High St, Northwich, Cheshire, CW9 5BE**

**Tel: 01606 44 0 44**

**e: info@royalfox.co.uk**







TO THE FRONT AND TO THE REAR ARE GARDENS

## Directions

Proceed out of Northwich using the one way system and bear left to continue onto London Road. Continue along London Road and Verdin House is located on the right hand side.

***"Call The Fox NOW for your FREE valuation"***



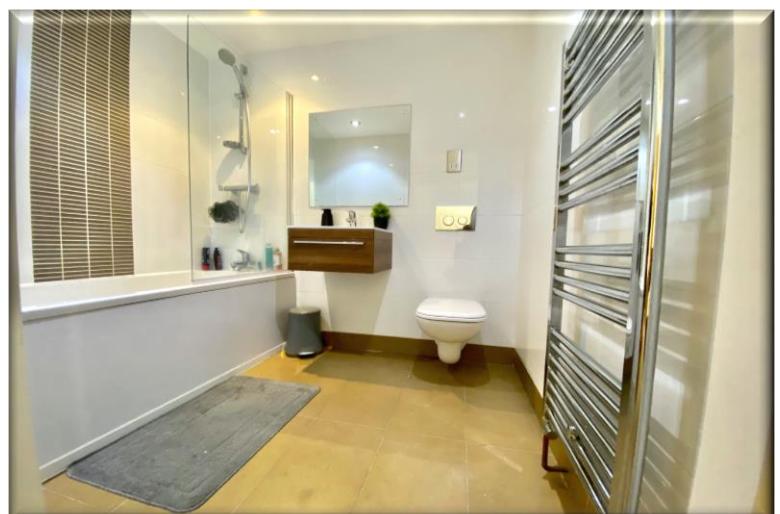
### IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.



### The Fox's Insight

- Tenure - Leasehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected - Electric, Water, Sewage
- Council Band - B
- Parking Arrangements - Allocated Space



# Energy Performance Certificate



Dwelling type: Semi-detached house

Date of assessment: 23 April 2012

Date of certificate: 24 April 2012

Reference number: 8100-6779-0729-3026-7423

Type of assessment: RdSAP, existing dwelling

Total floor area: 66 m<sup>2</sup>

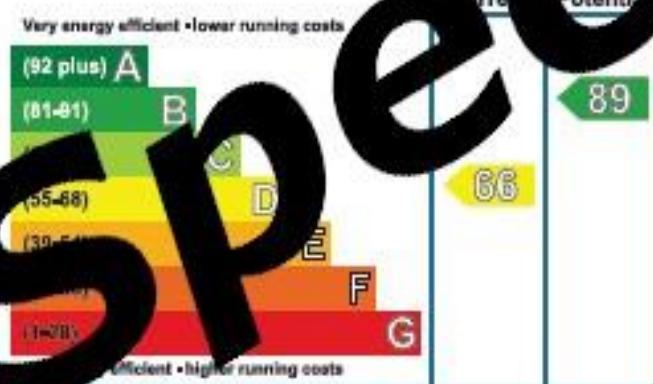
## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,860		
Over 3 years you could save	£561		
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£159 over 3 years	£114 over 3 years	
Heating	£1,263 over 3 years	£996 over 3 years	
Hot Water	£438 over 3 years	£189 over 3 years	
Totals	£1,860	£1,299	£561 over 3 years

These figures show how much the average household would spend on this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 80).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£120	
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£27	
3 Low energy lighting for all fixed outlets	£25	£39	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.