



ROYAL FOX

... ultimate estate agency

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- Ground Floor Apartment
- One Bedroom
- Stylish Open Layout
- Modern Kitchen & Shower Room
- Private Patio Area / Outdoor Space
- Historic Building
- Allocated Parking Space
- Close to Town Centre



GUIDE PRICE £115,000 - £120,000 ... GROUND FLOOR APARTMENT - BRIGHT, STYLISH OPEN LAYOUT - MODERN KITCHEN & SHOWER ROOM - PRIVATE PATIO / OUTDOOR SPACE - NO CHAIN ...

Royal Fox Estates are delighted to offer this well proportioned and well maintained ground floor apartment located within the impressive, historical old art college building of Verdin House. The home itself offering a contemporary open layout with modern fixtures and fittings whilst residing within a building full of character and beautiful original features that can be enjoyed day to day. Making for an excellent First buy or ideal buy to let with a **TARGET RENT OF £775-£800 PCM.**

ACCOMMODATION: Comprising of: Entrance hall leading to a large kitchen/living area featuring impressive high ceilings and roof lights allowing ample natural light into the property, the fitted kitchen benefits from built in appliances with integrated fridge/freezer. Access is afforded off this room to the private outdoor patio area. Additionally is a good size bedroom also benefitting from lots of natural light through the elevated windows; As well as a modern combined Shower room/WC. The property is heated and provided hot water by a newly fitted (2025) hot water cylinder.

OUTSIDE: The property benefits from its own private outdoor patio area off the living kitchen, also to note are communal gardens and the benefit of an allocated parking space.

LOCATION: Located close to central Northwich, it is 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.



**16 Verdin House London Road
Northwich**

**Guide Price
£115,000 - £120,000**



Property Info:

- *Approx Sq Footage - 606 (56.3 Sq m)*
- *Tenure - Leasehold –*
- *Length of Lease - 250 Years from 01/01/14*
- *Annual Ground Rent - £150PA*
- *Annual Service Charge – £718.72PA*
- *Council Band - A*
- *EPC Rating - E*
- *Parking Arrangements - Allocated Space*

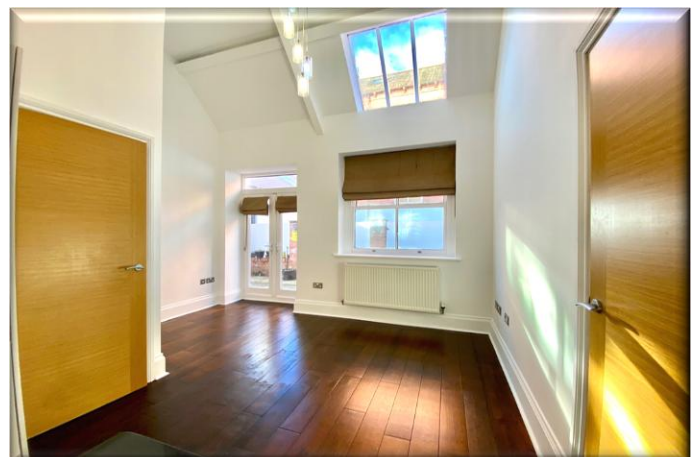
Accommodation

Entrance Hall 10' 10" x 4' 9" (3.31m x 1.44m)

Lounge/Kitchen/Diner 17' 4" x 13' 1" (5.28m x 4m)

Bedroom 12' 0" x 7' 10" (3.67m x 2.4m)

Shower Room/WC 9' 3" x 6' 4" (2.81m x 1.93m)



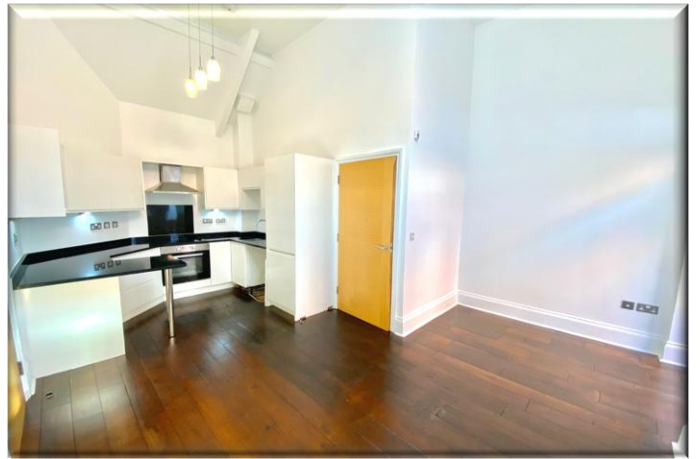


***"Ultimate Estate
Agency....From The Fox"***

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

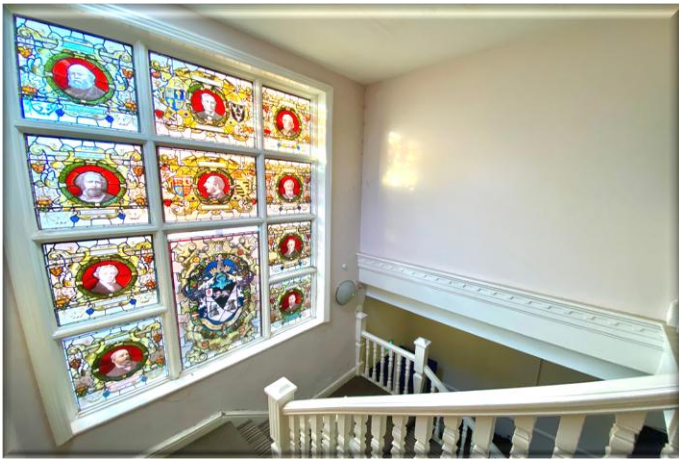
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***"Put your property
in our hands..."***



***"Detailed property
particulars, packed
with photographs,
descriptions and
insight..."***





The Fox's Insight

- Tenure: Leasehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Water (Meter) Sewage
- Council Band: A
- Parking Arrangements: Allocated Parking Space

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	54 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.