



ROYAL FOX

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- Modern Second Floor Apt.
- Two Bedrooms
- River Views
- Open Plan Lounge/Kitchen/Diner
- Allocated Parking
- Close to Local Amenities / Town Centre
- Built in Storage / Wardrobes
- Popular Location
- Ideal First Buy / Investment



MODERN SECOND FLOOR APARTMENT - PRICED REALISTICALLY - LOVELY RIVER VIEWS - IDEAL FIRST PURCHASE / INVESTMENT ... Royal Fox Estates are pleased to offer this spacious, well presented upper floor apartment enjoying uncompromised views over the river weaver. Built by Redrow in 2004, Arley court is ideally positioned close to a range of local amenities whilst also just a short distance from the town centre.

ACCOMMODATION: The home comprises of: Entrance porch, hallway with in built storage including cupboard to house washing machine. Large open plan, dual aspect living room/diner offering river views from multiple windows, off which is the modern fitted kitchen. In addition are two bedrooms equipped with built in wardrobes as well as a combined bathroom W/C.

OUTSIDE: The development sits in a cul-de-sac setting and is positioned at the foot of the road next to the river in a secluded and quiet spot. Allocated parking is situated at the front and access is provided to the footpath allowing for walks along the river.

LOCATION: Ideally positioned in highly sought after Kingsmead, the property is short walk away from a range of local amenities within the village to include shops, pub, takeaways, nursery, medical centre and more. The town centre of Northwich is a five minute drive into and has a large selection of major supermarkets, national chains and independent outlets to cover all needs. For travel easy access is afforded to the A556 leading on to the nearby M6 & M56 motorway networks.



**46 Arley Court Wrenbury Drive
Kingsmead Northwich**

**Guide Price
£135,000**



Property Info:

- *Tenure: Leasehold*
- *Length of Lease - 125 Years from 01/01/2004*
- *Ground Rent - £150.00 PA*
- *Service Charge - £1069.82 PA*
- *Mains Connected - Electric, Gas, Water (Meter) Sewage*
- *Parking Arrangements - Allocated Space*

Accommodation

Entrance Porch

Hallway 6' 8" x 9' 5" (2.02m x 2.87m)

Open Plan Living/Dining Room 22' 2" x 13' 3" (6.76m x 4.04m)

Kitchen 5' 8" x 9' 2" (1.73m x 2.79m)

Bedroom One 9' 9" x 9' 7" (2.97m x 2.92m)

Bedroom Two 9' 9" x 6' 11" (2.97m x 2.11m)

Bathroom/WC 5' 10" x 6' 3" (1.79m x 1.91m)



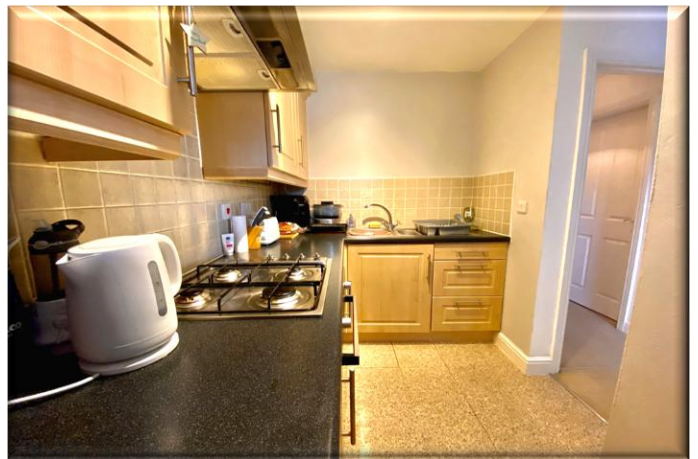


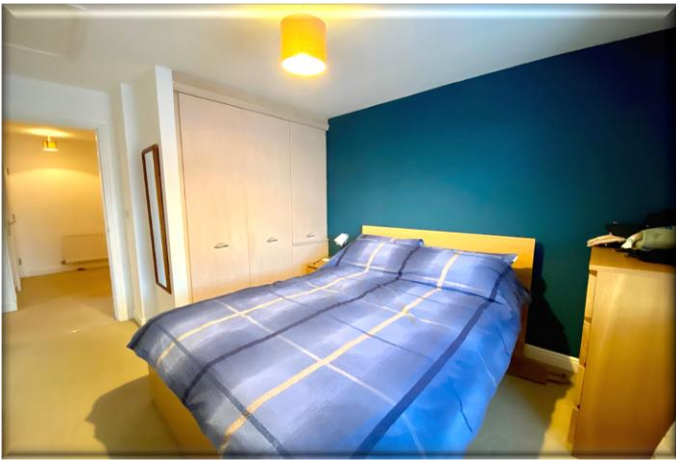
***"Ultimate Estate
Agency....From The Fox"***

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





The Fox's Insight

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

Directions

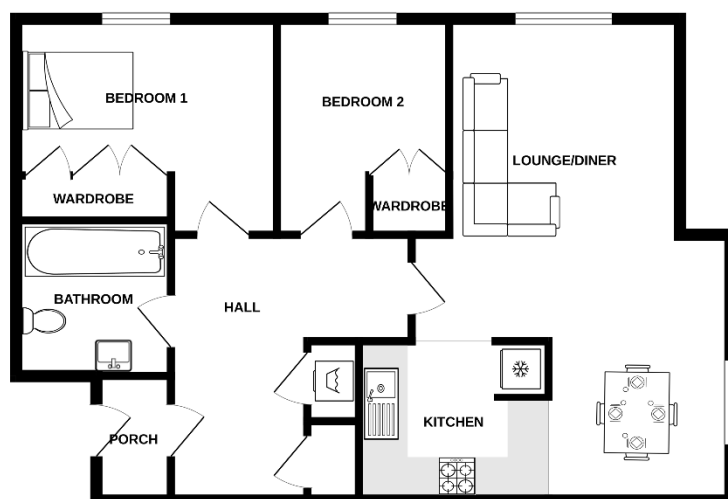
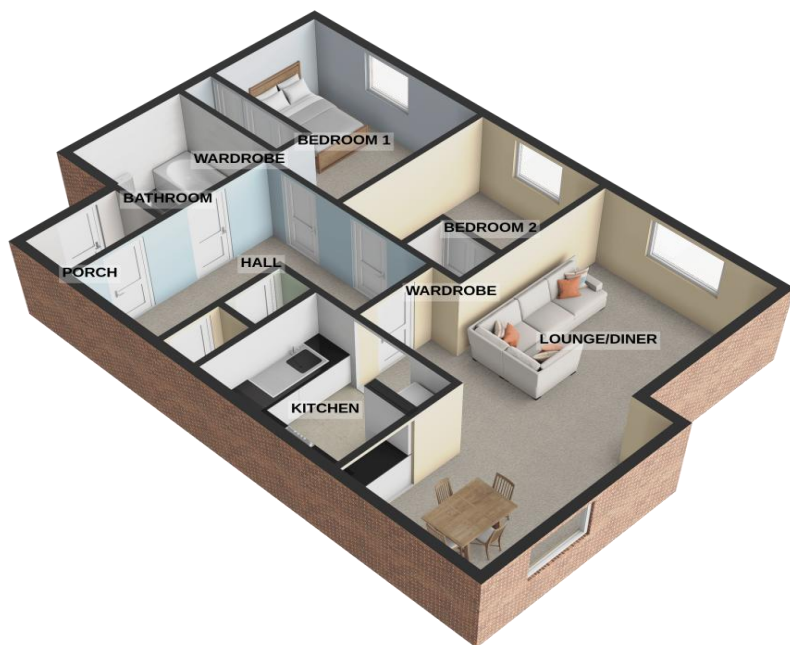
Following London Road through Kingsmead away from Northwich: Passing Sir John Dean's College on the right at the next roundabout take the 3rd exit onto Monarch Drive. Turn right onto Wrenbury Drive. At the end bear right to stay on Wrenbury Drive. Turn right again at the bottom of the road to enter Arley Court.

***"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	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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