



7 Arley Court Wrenbury Drive, Northwich CW9 8RX

welcome to

7 Arley Court Wrenbury Drive, Northwich

Found within the highly sought after Kingsmead development occupying an enviable position on the outskirts being a short to the River Weaver with its countryside and rural walks. Perfect for a range of buyers including first time, looking to downsize, professional couples and investment buyers.



Communal Entrance Hall

Entrance Hall

Living Room

18' 9" x 11' 6" (5.71m x 3.51m)

Open Plan Kitchen

11' 6" x 6' 2" (3.51m x 1.88m)

Bedroom One

11' 3" x 8' 10" (3.43m x 2.69m)

Bedroom Two

13' 1" x 6' 11" (3.99m x 2.11m)

Bathroom

6' 10" x 6' 1" (2.08m x 1.85m)

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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7 Arley Court Wrenbury Drive, Northwich

- Highly sought after Kingsmead development
- Envious position on the outskirts
- Walks along the River Weaver and countryside nearby
- Second floor Apartment with views
- Well presented spacious accommodation

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 115.98

Ground Rent: 150.00

£140,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
NRT108380 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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swetenhams



01606 43937



northwich@swetenhams.co.uk



The Bull Ring, NORTHWICH, Cheshire, CW9 5BU



swetenhams.co.uk