

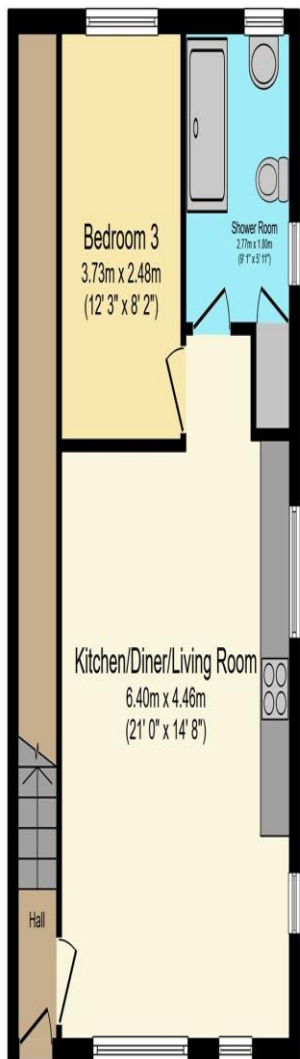


Ribble Place, Winsford CW7 3NA

welcome to
Ribble Place, Winsford

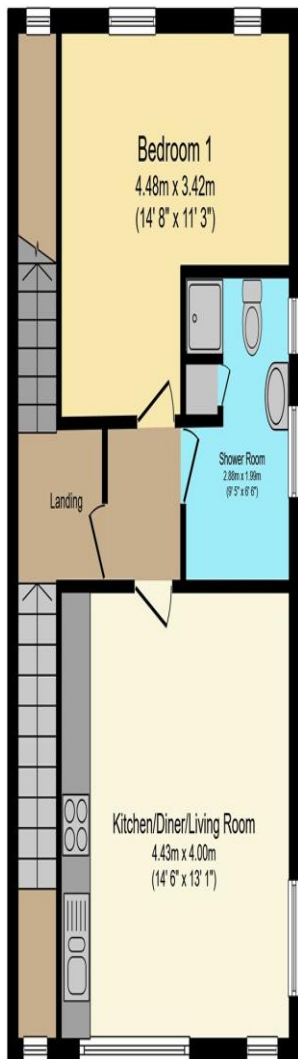
A near-complete development of three modern one-bedroom apartments, each with an open-plan kitchen/living/dining space and a sleek contemporary shower room. Finished with modern units and fittings throughout and arranged over three floors with staircase access.





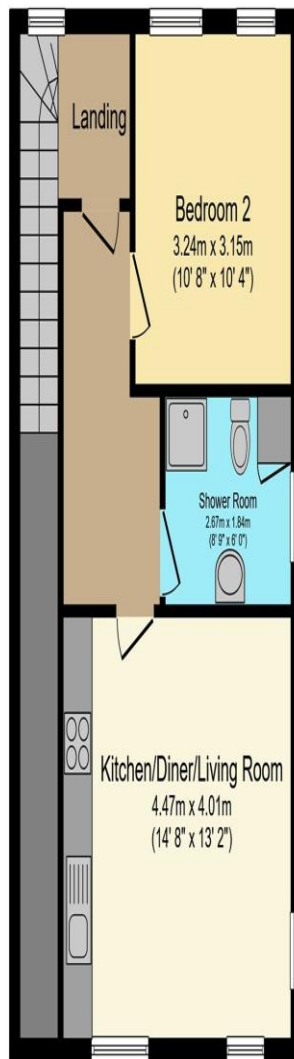
Ground Floor

Floor area 50.7 m² (546 sq.ft.) approx



First Floor

Floor area 50.7 m² (546 sq.ft.) approx



Second Floor

Floor area 50.7 m² (546 sq.ft.) approx

Total floor area 152.1 m² (1,637 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Ground Floor

Kitchen/Diner/Living Room

21' x 14' 8" (6.40m x 4.47m)

Bedroom

12' 3" x 8' 2" (3.73m x 2.49m)

Shower Room One

First Floor

Kitchen/Diner/Living Room

14' 6" x 13' 1" (4.42m x 3.99m)

Bedroom One

14' 8" x 11' 3" (4.47m x 3.43m)

Shower Room

Second Floor

Kitchen/Diner/Living Room

14' 8" x 13' 2" (4.47m x 4.01m)

Bedroom

10' 8" x 10' 4" (3.25m x 3.15m)

Shower Room Three

Agents Note

The properties are not yet build complete and therefore the Council Tax band is currently unknown. Enquiries can be raised through to the local authority.

Agents Note

The properties are in build stage. At the time of marketing the leasehold details have not been confirmed. Please contact the branch for information at the point of interest.

Agents 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.

welcome to

Ribble Place, Winsford

- Three One-Bedroom Apartments
- Modern open-plan living
- Shower Room
- New Build
- investment opportunity

Tenure: Commonhold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Commonhold property. As a Unit Holder there is entitlement to be a member of a Commonhold Association and rights and obligations apply. Please contact the branch or your legal representative for more details.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108864



Property Ref:
WSF108864 - 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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