



Basilica Barbers Lane, Northwich CW8 1HN

welcome to

Basilica Barbers Lane, Northwich

A stylish first floor apartment set within the character conversion of Basilica Church, a spacious apartment that must be viewed to appreciate the accommodation on offer and indeed its location overlooking the nearby Northwich Town Centre. Offering an abundance of architectural features.



Communal Reception Hall**Large Entrance Hall****Dining Kitchen**

12' 11" x 12' (3.94m x 3.66m)

Mezzanine Lounge

12' 10" x 10' (3.91m x 3.05m)

Master Bedroom

14' 5" x 11' 2" (4.39m x 3.40m)

En Suite Shower Room

6' 10" x 5' 3" (2.08m x 1.60m)

Bedroom Two

13' 2" x 9' 11" (4.01m x 3.02m)

Family Bathroom

8' 2" x 7' 9" (2.49m x 2.36m)

Allocated Inderground Parking**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.



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welcome to

Basilica Barbers Lane, Northwich

- Stunning, spacious first floor Apartment
- Set within the Beautiful Basilica Church conversion
- Superb location overlooking Northwich town centre
- Open plan dining kitchen and mezzanine lounge
- Two double bedrooms, en suite and family bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NRT108374 - 0007

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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