



Beautifully Presented Retirement Apartment

Well Planned Kitchen with Appliances

Beautiful Communal Gardens

Spacious Lounge/Dining Room

Double Bedroom with Built in Wardrobe

Secure Independent Living



Introduction

A beautifully presented first floor retirement apartment situated to the east side of the complex to enjoy the morning sun and view over the village. Having been decorated throughout along with new carpets and flooring all to a neutral colour to deliver excellent ready to move into accommodation. Bernard Court is ideally located within the village centre, being only a short flat walk to shops, doctors, and library. The apartment tour starts with the private entrance hallway leading to the majority of rooms, along with access to a useful walk-in storage cupboard with shelving. The delightful open plan lounge-diner enjoys a lovely view over the east communal gardens, with French Style doors opening to the Juliette balcony, perfect to sit and watch the world go by. The well-planned kitchen delivers a range of matching units to provides ample storage along with several integrated appliances. The spacious double bedroom gives ample space for free-standing furniture along with a built-in mirror fronted wardrobes. The apartment is completed with a matching three-piece bathroom suite.

The apartment is offered for sale with no seller chain involved.

EPC Rating B

Council Tax Band C - Cheshire East

Tenure – Leasehold

ACCOMMODATION

Bernard Court

Located at the corner of London Road and Chester Road, Bernard Court is extremely convenient for the village centre; only a short level walk to shops, doctors and library. The thoughtfully laid out development, set out in beautifully maintained communal gardens consists of one and two bedroom apartments over three floors, built by McCarthy & Stone Developments Ltd and managed by First Port. A main secure entrance leads to a communal reception area with access to the residents lounge, residents kitchen and manager's office. The communal laundry room with ample washing machines and dryers is conveniently located close by. For residents with visiting family the smart guest bedroom suite can be booked via the house manager. The apartments offer many safety features including a pull-cord emergency system, burglar alarm and intercom providing remote main front door release. The House Manager can be contacted from various points within each property in case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Bernard Court Main Communal Entrance

Located a short walk from the communal car park, is the main entrance with secure entry system with a resident's key fob providing peace of mind. The smart well-presented communal reception hallway leads to the house manager's office and resident's communal lounge where many events are organised and located, along with communal kitchen. Completed with access to the lift and stairs leading to the remaining floors.

Apartment Details

Entrance Hallway

6' 11" max x 7' 7" max (2.11m x 2.31m)

The tour begins with the welcoming entrance hallway which gives access to the majority of rooms. Completed with telephone entry point, coved ceiling and ceiling light point.

Store Cupboard

3' 5" x 6' 6" (1.04m x 1.98m)

An impressive sized storage cupboard complete with shelving. Home to the hot water system and electric meter points.

Open Plan Lounge/Dining Room

21' 11" max x 10' 10" max (6.68m x 3.30m)

A most bright and airy open plan lounge/dining area, with French doors to the dining area opening to the Juliette balcony allowing light to fill the room. The lounge area delivers a central feature fireplace with coal effect electric fire, giving the area a lovely focal point. This room is completed with fresh neutral décor, new carpet, wall mounted storage heater and double doors leading through to the kitchen.

Kitchen

4' 9" max x 7' 7" max (1.45m x 2.31m)

A well-planned kitchen delivering a range of light beech effect wall drawing and base units to provide storage in abundance. Contrasting work surface flows round to give ample preparation space, and is home to the inset single drainer sink with mixer tapware, which sits below the double glazed window. Appliances include: AEG mid level oven, AEG four ring electric hob with extractor over, integrated under counter fridge and separate freezer. The kitchen is completed with complementary tiled splashback and new flooring.

Bedroom

13' 6" max x 9' 0" max (4.11m x 2.74m)

A spacious double bedroom providing ample space for free standing furniture. The built in double mirror fronted wardrobe provides ample hanging space along with shelving, and the window gives the perfect place to watch the world go by. The room is completed with neutral décor, new carpet and wall mounted storage heater.

Bathroom

6' 9" max x 5' 6" max (2.06m x 1.68m)

Providing a matching three-piece suite to comprise: Low level WC, panelled bath with wall mounted mains mixer shower over, and vanity unit housing the hand wash basin with storage cupboard below. The bathroom is completed with smart tiled walls, vanity mirror with light above, heated towel rail, new flooring and an extractor fan.



Externally

Communal gardens surround the complex, providing the residents with several seating areas in which to sit and enjoy the well-maintained gardens. Bernard court provides its own private car park, albeit un-allocated. A sweeping pathway from the car park leads to the main entrance, whilst a useful shopper's door is located off the main ground floor corridor providing ease of access to the village and all local amenities.

Tenure

We have been informed the apartment is Leasehold with the remainder of 125 year lease.

Ground Rent - £425 PA

Service Charges - £2,883.36 PA

Reviewed in January annually.

Correct at the time of listing and subject to change.

We recommend you check these details with your Solicitor/Conveyancer.



Location

Holmes Chapel is a popular Cheshire village, with an attractive centre offering a comprehensive range of day to day shopping needs with an array of individual shops and larger high street names. Set in some lovely surrounding countryside, ideal for the keen walker with the Dane Valley on the door step. Holmes Chapel benefits from two highly regarded primary schools and an outstanding secondary school, several pubs/restaurants can be found in and around the village. For the commuter, the nearby railway station provides a regular service to Manchester, Manchester Airport and Crewe main line station. Access to the North-West motorway network can be found at Junction 18 of the M6 motorway.

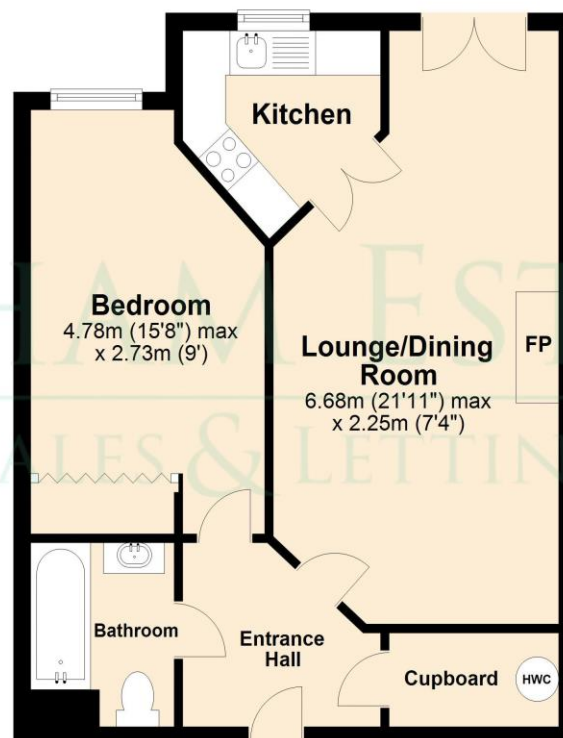
Directions

From our office 16 The Square, Holmes Chapel, CW4 7AB, proceed south along London Road to the main set of traffic lights, taking a right hand turn onto Chester Road, where the entrance to Bernard Court complex is the first right. A member of Latham Estates will meet you at the entrance. Post Code: CW4 7EY

Viewing Strictly by Appointment



Floor Plan



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings. Plan produced using PlanUp.

IMPORTANT NOTE TO PURCHASERS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.