



First Floor Retirement Apartment

Well Planned Kitchen

Three Piece Shower Room

Bright Lounge with Juliet Balcony

Spacious Double Bedroom

Village Location



Introduction

A well-presented first floor one bedroom retirement apartment, offering ready to move into accommodation. Situated to rear of the development, enjoying a view over the beautifully maintained communal gardens, set in the popular Bernard Court retirement complex. 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 a private entrance hallway, with doors leading to most rooms, along with access to a useful spacious walk-in storage cupboard, perfect for everyday items and linen. The bright lounge through dining room enjoys French doors opening to the Juliet balcony, allowing natural light to flow through, and an attractive central feature fireplace, giving the room a focal point. The well-planned kitchen provides storage in abundance, along with several integrated appliances. The spacious large than average double bedroom provides built in mirror fronted double wardrobes with further space for ample free-standing furniture. The apartment is completed with a matching three-piece shower room.

This apartment is offered for sale with NO SELLER CHAIN INVOLVED.

EPC Rating B

Council Tax Band C – Cheshire East

Tenure- Leasehold

ACCOMMODATION

Bernard Court

Bernard Court offers secure independent living, the attractive development occupies the corner of London Road and Chester Road, making it extremely convenient for the village centre. The thoughtfully laid out development consists of one and two bedroom apartments over three floors, built by McCarthy & Stone Developments Ltd and managed by First Port. The development is set in beautifully maintained communal gardens. A main secure entrance leads to a communal reception area, with access to the resident house manager's office, communal lounge and communal laundry room with ample washing machines and dryers. The guest bedroom suite is also located on the ground floor. The apartments offer many safety and convenience features including a pull cord emergency system, burglar alarm and intercom providing remote front door release. A "shoppers" door is available for residents use. The House Manager can be contacted from various points within each property in case of an emergency and 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. Service and management fees apply.

Bernard Court 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

A welcoming start to the apartment is the generous entrance hallway, giving access to the majority of the rooms. Completed with coved ceiling and the entry telephone point and neutral decor.

Hallway Cupboard

A good size storage cupboard accessed off the entrance hallway complete with shelving, ideal for household items. Home to the Electric meter points and Hot Water System.

Open Plan Lounge/Dining Room 13' 10" x 12' 0" (4.21m x 3.65m)

A lovely room enjoying double glazed French doors opening to the Juliet balcony, providing a beautiful view over the maintained communal gardens which also allow natural light to fill the room. The lounge area provides ample space for furniture and offers a central feature fireplace housing an electric fire, giving the area a main focal point. The lounge is completed with and double doors opening to the kitchen.

Kitchen 8' 8" x 7' 7" (2.64m x 2.31m)

The well-planned kitchen offers a range of matching light beech coloured wall, drawer and base units, delivering ample storage with contrasting work surface flowing round to provide excellent preparation space, and home to the inset single drainer sink unit with mixer tap ware. Integrated appliances include: AEG four ring electric hob with extractor hood over, a mid level electric oven with grill along with an integrated under unit fridge and separate freezer. The kitchen is completed with attractive splash back tiling and under unit lighting.

Master Bedroom 17' 7" max x 8' 9" max (5.36m x 2.66m)

A larger than average spacious double bedroom with double built in mirror fronted wardrobe, providing ample hanging rail space and shelving. Further space is given for free standing bedroom furniture. This room is completed with the view over the communal gardens.

Shower Room 5' 0" x 7' 7" (1.52m x 2.31m)

A matching three piece suite comprising: Double width step in glazed shower cubicle with wall mounted chrome mixer mains shower, a low level WC and vanity style unit housing hand wash basin with storage below. The shower room is completed with complementary tiled walls, fitted vanity mirror with light over, wall mounted electric fan heater, heated towel rail and 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. Sweeping pathway from the car park leads to the main entrance, whilst a useful shoppers door is located off the main ground floor corridor.

Tenure

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

Ground Rent - £425 PA

Service Charges - Approx. £2,800.90 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

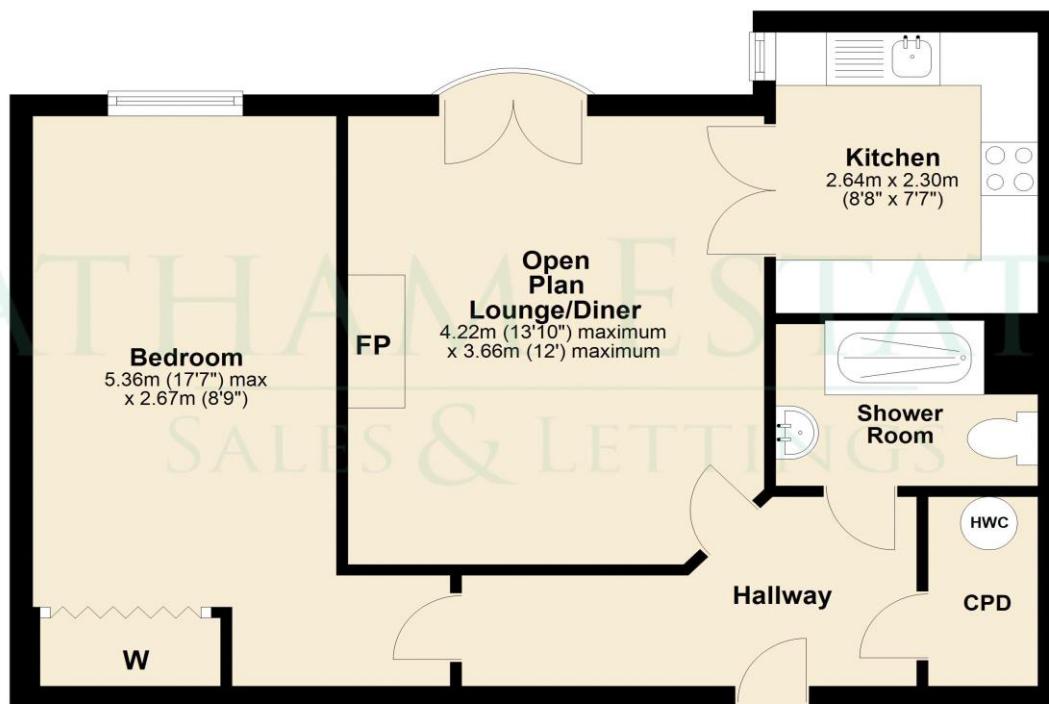
Holmes Chapel is a popular Cheshire village, with an attractive centre offering a comprehensive range of day to day shopping needs with an array of individual shops and larger high street names. Set in some lovely surrounding countryside, ideal for the keen walker with the Dane Valley on the door step. 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.