



Ground Floor Retirement Apartment

Bright Spacious Lounge

Three Piece Shower Room

Patio Doors to Communal Gardens

Double Bedroom with Double Wardrobe

Central Village Location with Parking



Introduction

A fabulous opportunity to acquire a one-bedroom ground floor retirement apartment in Sandringham Court being one of only eighteen apartments. The location of Sandringham Court could not be better for the village centre with Holmes Chapel health centre, shops, and library close by, making this perfect for village life. The apartment enjoys a ground floor setting with patio doors leading to the westerly facing paved patio and beautifully communal gardens, perfect for the summer months. The property tour starts with a bright welcoming secure communal hallway leading to all ground floor apartments, whilst a lift and stairs provide access to the second floor. This apartment is located to the rear of the small development with its own private entrance hallway, which in turn gives access to the spacious sitting room with patio doors allowing natural light to fill the room and access to the paved patio, the attractive central feature fireplace gives the room a lovely focal point. The kitchen offers an array of matching units providing ample storage with integrated oven and hob. The substantial bedroom provides ample space for all bedroom furniture needs, along with a built-in double wardrobe. A three-piece shower room suite is designed for easy access with wet room style walk in shower. The apartment is completed with a useful walk-in storage cupboard. Sandringham court offers residents private off-road parking and stunning communal gardens which are fully maintained giving residents several pleasant areas to relax and enjoy the surroundings. The front main entrance door is a remote release intercom system giving residents peace of mind and leads to the main reception area.

EPC Rating - C

Council Tax band - c - Cheshire East

Tenure - Leasehold

ACCOMMODATION

Communal Entrance

Touch key intercom system provides a secure entry control system which allows remote entry for visitors. The security door then opens into communal hall giving access to all ground floor apartments and communal laundry room, along with access to lift and stairs accessing the first floor apartments.

Apartment Hallway

The private hallway leads to majority of rooms and a useful walk in storage cupboard which houses the hot water system and electric consumer unit. Shelving provides useful linen storage.

Lounge

16' 2" x 10' 10" (4.92m x 3.30m)

The bright, airy lounge provides ample natural light via the patio doors which open to the paved patio area and beautiful maintained communal gardens. The attractive central feature fireplace with stylish surround, matching inset and hearth housing a coal effect electric fire gives the room a lovely focal point. Completed with access to the kitchen and a modern wall mounted electric heater

Kitchen

7' 0" x 8' 1" (2.13m x 2.46m)

The planned kitchen offers a range of matching wall, drawer and base units to provide ample storage, the contrasting work surface flows round delivering suitable preparation space and home to the inset single drainer sink unit with chrome mixer tapware. Appliances include: Integrated four ring electric hob with extractor over, integrated mid-level electric oven. Completed with complimentary splash back tiling.

Bedroom

13' 0" x 8' 10" (3.96m x 2.69m)

A generous double bedroom with a built in double wardrobe with mirror fronted sliding doors, providing ample hanging rail space and shelving. Ample space is provided for freestanding bedroom furniture if required. The bedroom is completed with a modern wall mounted electric heater and window overlooking the gardens.

Shower Room

Designed for easy access providing almost a wet room feel. The three piece suite comprises: Walk in wet room style double shower with fixed glazed shower screen and wall mounted electric shower, mid level WC, and wall mounted corner hand wash basin. Complimentary part panelled and tiled walls complete the shower room.

Externally

The apartment enjoys a paved patio area surrounded with beautifully maintained communal gardens.

Sandringham Court

Set back from London road, with ample private residents car parking to the front. Secured entrance to main hallway. The attractive well maintained gardens flow round Sandringham Court, the central courtyard provides several seating areas and gives access to the rear aspect all providing a tranquil place to sit and enjoy the well stocked gardens with an array of trees, plants and shrubs.



NB:

Age restriction along with management and leasehold charges apply. Please 01477 533111 call for details.

Tenure

We have been informed the apartment is Leasehold.

Ground Rent - £200.00 PA

Management Service Charges - £2,292.48 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 secondary school, a number of 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

Sandringham court is located in the centre of Holmes Chapel, just off London Road, facing the shopping centre. For sat nav user CW4 7PL. QA member of Latham Estates will meet you to at the entrance to Sandringham Court. 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.