



Two Bedroom Retirement Apartment

Good Size Kitchen

Two Double Bedrooms

Substantial Open Plan Lounge Dining Room

Smart Three Piece Wet-Room

Central Village Location with Parking



Introduction

A most well-presented two-bedroom first floor retirement apartment, delivering ready to move into accommodation, having just been decorated throughout. Enjoying a view over the village centre, perfect to watch the world go by. The apartment is part of the Sandringham Court retirement development, being one of only eighteen apartments. Location 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 property tour starts with a bright, welcoming communal hallway leading to all ground floor apartments, whilst a lift and stairs provide access to the second floor. The apartment is located on the second floor, within striking distance of the lift and stairwell. The apartment L-shaped entrance hallway gives access to the majority of rooms. The spacious, bright, L-shaped lounge enjoys an easterly front facing aspect allowing natural light to fill the room, ample space for all furniture needs. The kitchen offers a range of matching units providing plentiful storage with integrated oven and hob. The two generous double bedrooms both offer built in wardrobes providing generous storage. The smart modern three piece shower/wet room suite delivers a contemporary vanity unit housing wash hand basin, WC and walk in wet room style shower area. The apartment is complemented with a useful walk in storage cupboard. This lovely apartment is offered for sale with no seller chain involved.

EPC Rating C

Council Tax – 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 Entrance Hallway

The spacious L-shaped entrance hallway starts the tour, with doors leading to most rooms, along with access to a most useful walk-in storage cupboard, which is home to the hot water tank, ideal for linen and household items.

Open Plan Lounge Dining Room

Lounge Area 15' 10" x 10' 7" (4.82m x 3.22m)

A bright, generous lounge located to the front aspect of Sandringham Court delivers a view over the village, ideal to watch the world go by. The spacious lounge sits open plan to the dining area with both being recently decorated to a neutral finish. The central fireplace with matching surround and hearth with tiled detail houses a coal effect electric fire, giving the lounge area a main focal point.

Dining Area 7' 8" x 8' 2" (2.34m x 2.49m)

The window to the side aspect allows natural light to fill this area, a good size dining area with ample space for dining furniture. Sitting seamlessly open plan to the lounge.

Kitchen 7' 4" x 8' 0" (2.23m x 2.44m)

Delivering a range of matching wall, drawer, and base level units to provide ample storage, contrasting work surface flows round to provide plentiful preparation space and home to the inset single drainer sink unit. Integrated appliances include: Four ring electric hob and mid-level electric oven.

Main Bedroom 12' 9" x 9' 1" (3.88m x 2.77m)

Located to the front aspect and just a little larger than bedroom two, with a built in mirror fronted wardrobe and a range of matching drawers all to deliver ample storage.

Bedroom Two 10' 7" x 9' 2" (3.22m x 2.79m)

Located to the front aspect is the second double bedroom with a built double wardrobe and a range of matching drawers all to deliver ample storage.

Shower/Wet Room 7' 4" x 5' 5" (2.23m x 1.65m)

The spacious, smart wet room delivers a three-piece suite with matching vanity style hand wash basin with chrome mixer tapware and cupboard below along with low level WC. Along with walk in wet room style shower space with wall mounted electric shower. The room is completed with contemporary stylish tiled walls, along with none slip flooring, extractor and main shaver point.

Sandringham Court

Sandringham Court occupies an extremely convenient location and is the smallest of the retirement developments within Holmes Chapel village, with only 18 apartments and the excellent location is close to shops, health centre, library and most village amenities. Sandringham Court offers residents un-allocated private off-road parking and stunning communal gardens, which are fully maintained. The front main entrance door is a remote release intercom system giving residents peace of mind and leads to the main reception area, the communal hallway continues giving access to the ground floor apartments and communal laundry. Whilst access to the first-floor apartments can be found either via the turn flight stairs or communal lift.

Communal Gardens

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.



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.

Tenure

We have been informed the property is Leasehold (Details TBC) Correct at the time of listing and subject to change. We recommend you check these details with your Solicitor/Conveyancer.

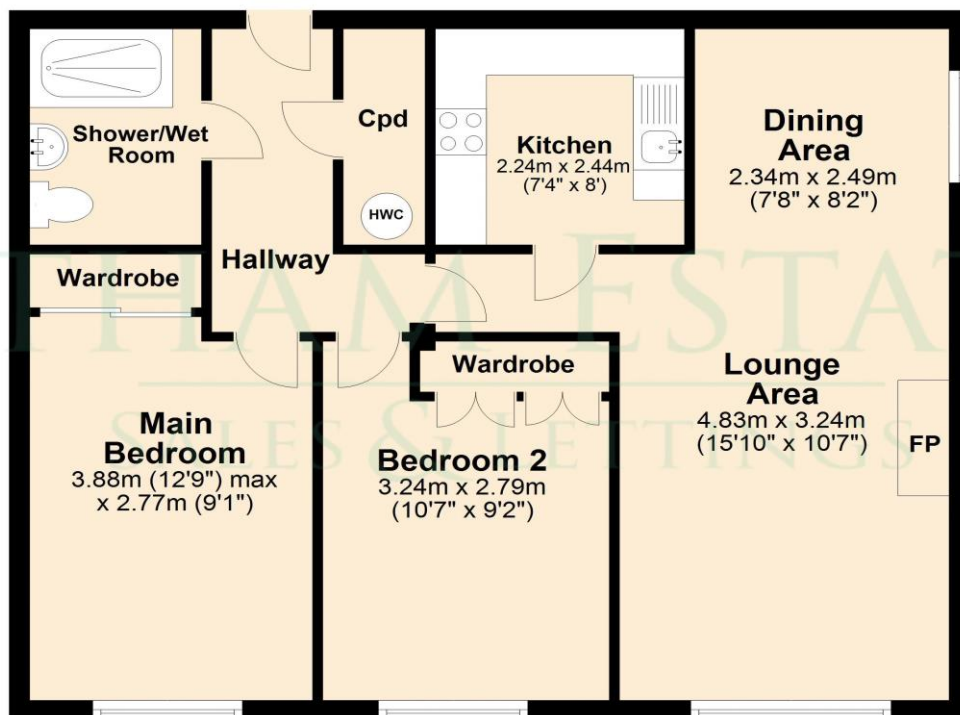


Directions

Sandringham court is located in the centre of Holmes Chapel, just off London Road, facing the shopping centre. Please park in the village, a member of Latham Estates will meet you at the entrance to Sandringham Court. Post Code: CW4 7PL 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.