



Spacious First Floor Retirement Apartment
Generous Sized Lounge with Feature Fireplace
Smart Three Piece Shower Room

Two Good Size Bedrooms, Master with Wardrobes
Stylish Well Planned Kitchen
Pretty Maintained Communal Gardens



Introduction

A bright, spacious dual aspect two double bedroom first floor retirement apartment, presented to a very high standard throughout, occupying the full width of Sandringham Court, therefore offering deceptively spacious ready to move into accommodation with neutral décor and quality flooring throughout. The location could not be better for village life. The property tour starts with the welcoming communal secure entrance, where the lift and stairs can be found to give access to the first floor. The apartments L-shaped hallway with window overlooking the communal gardens, along with allowing natural light to fill the hall, gives access to most rooms. The substantial lounge offers ample space for all furniture needs, being located to the rear of the apartment it enjoys views over the gardens. The sizeable master bedroom is located to the front aspect with a view over the village and offers a bank of built in mirror fronted wardrobes to provide plentiful storage. The second double bedroom is perfect for the buyer looking to keep a formal dining room, again with views over the village centre. The modern three piece shower room provides a corner walk in shower cubicle. Completing the accommodation is the well planned kitchen, offering a comprehensive range of smart cream coloured shaker style units, delivering an abundance of storage.

This lovely apartment is offered for sale with "No Seller Chain" involved

EPC Rating - D

Council Tax Band - C - Cheshire East

Tenure - Leasehold

ACCOMMODATION

Sandringham Court

Sandringham Court occupies an extremely convenient location and is the smallest of the retirement developments within Holmes Chapel, the excellent position is close to shops, doctors, library and most village amenities. Sandringham court offers residents private un-allocated off road parking and stunning communal gardens which are fully maintained. The main front door is a remote release intercom system, giving residents peace of mind and leads to main communal reception area. The 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.

Apartment Accommodation

Hallway

The spacious hallway runs almost the length of the apartment, with a window overlooking the rear communal gardens allowing natural light to fill the hall. This simple design makes moving through the apartment easy. Just inside the front door is the immersion heater cupboard which offers extra storage and potential for a cloak cupboard.

Lounge

16' 0" x 11' 8" (4.87m x 3.55m)

The substantial lounge is located to the rear aspect and provides a lovely view over the stunning, well maintained communal gardens via the good size window, along with allowing natural light to fill the room. The central focal point in the room is the feature fireplace with attractive matching surround, inset and hearth housing the coal effect electric fire, this makes it a cosy yet spacious and bright room in which to relax. This lovely room provides ample space for all furniture needs. Completed with neutral décor, smart carpet and wall mounted electric, thermostat-controlled heater.

Kitchen

8' 7" x 5' 5" (2.61m x 1.65m)

The well-planned kitchen delivers a comprehensive range of stylish cream coloured wall, drawer and base units to provide plentiful storage, whilst contrasting work surface flows round for ample preparation space, The built in four ring Bosch electric hob sits below the pull out extractor fan, whilst the built in Bosch electric fan assisted oven with grill sits below the hob. Space is available for a freestanding fridge freezer. Completed with under unit lighting, smart splashback tiling and inset single drainer sink unit with chrome swan neck mixer tapware.

Master Bedroom

12' 6" to front of wardrobe x 9' 5" (3.81m x 2.87m)

The master bedroom is located to the front of the development with a view over the village centre, ideal to watch the world go by. The window allows a natural abundance of light which is reflected in, from the floor to ceiling mirror fronted built in wardrobe, which provide excellent hanging rail space and shelving. Plentiful room for a double bed and other furniture needs. Completed with wall mounted electric thermostat-controlled heater.

Bedroom Two/Dining Room

8' 5" x 11' 2" (2.56m x 3.40m)

A most versatile room, an excellent second double bedroom or as currently used would make a perfect dining room. Located to the front aspect overlooking the village centre. Completed with wall mounted electric thermostat controlled heater.



Shower Room

7' 5" x 5' 6" (2.26m x 1.68m)

Delivering a smart matching modern three piece suite comprising: Corner quadrant style shower unit with electric shower and easy clean panelled walls, whilst the vanity unit is home to both the hidden cistern WC and vanity hand wash basin with chrome tapware. Completed with complimentary part tiled walls, vanity mirror with lighting and wall mounted chrome heated towel rail.

Externally

The exterior of this small retirement development boasts beautifully maintained gardens for the residents to enjoy and ample unallocated parking for residents. Despite Sandringham Courts proximity to the centre of the village it has a sense of privacy with curved Cheshire brick wall to the front of the development. Whilst the communal maintained gardens provide a lovely place for residents to sit and enjoy the surroundings.



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 apartment is Leasehold with the remainder of TBC
Ground Rent - TBC
Service Charges - TBC Reviewed annually
Correct at the time of listing and subject to change.
We recommend you check these details with your Solicitor/Conveyancer.



Directions

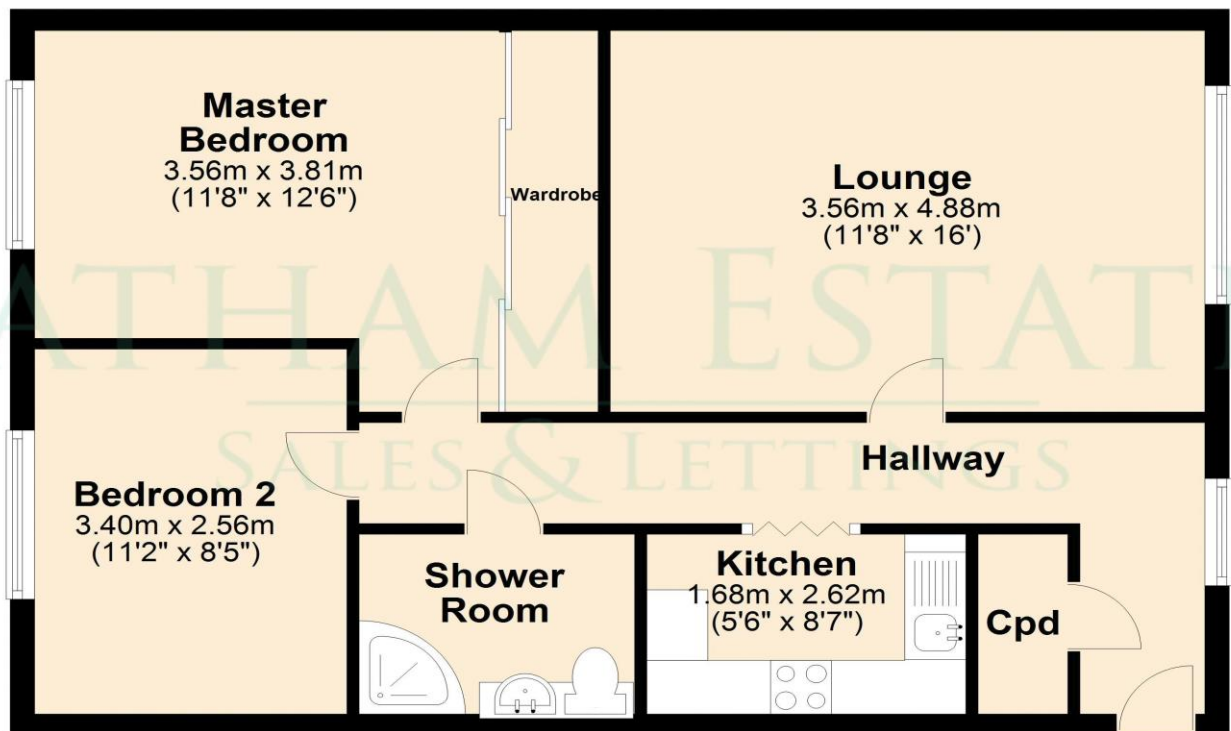
Sandringham Court is located in the centre of the village on London Road. Please use any of the village parking,
Once your viewing is confirmed, we will meet you at the front of the development.

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.