

LATHAM ESTATES

SALES & LETTINGS

**Bernard Court
Holmes Chapel**

Guide Price £120,000



Beautifully Presented Retirement Apartment

Bright Airy Lounge/Diner

Spacious Double Bedroom

Ground Floor with Patio Area

Well Planned Kitchen with Appliances

Smart Three Piece Shower Room



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Introduction

This beautifully presented one-bedroom ground floor retirement apartment at Bernard Court is the perfect blend of comfort and convenience. Situated on the east side of Bernard Court, being ideal to sit and watch the world go by. The thoughtful design ensures an inviting atmosphere, with stylish neutral décor and flooring throughout. As you enter, you will find a good size entrance hallway that opens to the main living areas, featuring a bright, spacious open plan lounge-diner. Here, you can relax or while enjoying views of the communal gardens via the French style door opening to give access to your own private patio, ideal for enjoying summer days and socialising. The kitchen is well-equipped with an array of integrated appliances and a variety of matching units that provide ample storage with contrasting work tops giving plentiful preparation space. The substantial double bedroom offers plenty of space for required furnishings, complemented by a built-in mirrored wardrobe that enhances the room's brightness. Completing the apartment is a stylish three-piece shower room, featuring a double walk-in wet room-style shower, ensuring ease of use. Located conveniently for easy access to local amenities including shops, doctor's offices, and the library, this apartment is a splendid opportunity for those seeking a ready-to-move-into retirement apartment.

With no seller chain involved, this property is ready for new owners to make it their own.

The energy performance certificate (EPC) rating of B highlights its efficiency.

Council Tax Band - C - Cheshire East

Tenure – Leasehold (Call for Details)

ACCOMMODATION

Independent living at 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. Service and management fees apply.

Hallway

Starting the tour is the entrance hallway, giving access to the majority of rooms. with telephone entry point, allowing visitor access. Completed with natural decor and smart flooring.

Hallway Cupboard

Good size space for coats and many house hold objects and shelving ideal for linen. Completed with electric meter point and hot water system.

Open Plan Lounge/Dining Room

21' 4" x 10' 6" (6.50m x 3.20m) Maximum Measurements Narrowing to Dining Area

Presented to a high standard this lovely lounge/dining room is a standout feature of the apartment, showcasing a bright and airy ambiance. The open-plan layout creates a seamless flow between the lounge and dining area. The French style door and large window look out onto the charming communal gardens, ensuring that the space is bathed in natural light and providing easy access to the east-facing private patio. This outdoor area is ideal to simply watching the world go by. A central feature fireplace adds a touch of elegance to the lounge, complete with a decorative surround and matching inset, housing an electric fire that serves as both a practical addition and a cozy focal point. The room is enhanced by stylish neutral décor and smart carpeting. Double doors leading to the kitchen further enhance the open and inviting atmosphere of this lovely space.

Kitchen

7' 3" x 7' 6" (2.21m x 2.28m) Both Maximum Measurements

The well-planned kitchen features a range of matching light beech effect wall, drawer, and base units, providing ample storage. The contrasting work surfaces provide plentiful preparation space. Positioned conveniently below the window, the inset single drainer sink unit with a mixer tap allows you to enjoy views of the communal gardens. The kitchen is well-equipped with modern integrated appliances, including an AEG electric oven with grill and an AEG four-ring electric hob, complete with a extractor hood overhead. Additionally, an under-counter integrated fridge and a separate freezer provide further storage. The kitchen is completed with complementary splashback tiling.

Double Bedroom

13' 8" x 9' 3" (4.16m x 2.82m)

The spacious double bedroom, with ample space for free standing bedroom furniture. The window overlooks the gardens, whilst the built-in mirror fronted double wardrobe with bi-folding doors provides ample hanging rail space and shelving.



Shower Room

A smart three-piece spacious shower room comprising: Triple width walk-in wet room style shower unit with wall mounted chrome mixer mains shower and eye-catching mosaic style tile flooring, mid level WC and vanity unit housing hand wash basin with chrome tapware and storage cupboard below. Completed with complementary tiled walls with inset decorative border, 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. A sweeping pathway from the car park leads to the main entrance, whilst a useful shoppers door is located off the main ground floor corridor, quite close to this apartment, providing ease of access to the village and all local amenities.



Location

Living in Bernard Court means becoming part of a friendly and vibrant community. The proximity to the village centre means that all essential amenities are just a short walk away. From shops and cafes to doctors and recreational facilities, everything you need is within easy reach. Cheshire East is a beautiful area known for its scenic countryside, historic sites, and charming villages. This home offers the perfect balance between rural and accessibility, with excellent transport links to nearby towns and cities

Tenure

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

Ground Rent - £425.00 P/A

Service Charges - £3,136.44 P/A (2024)

Reviewed Annually.

Correct at the time of listing and subject to change.

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

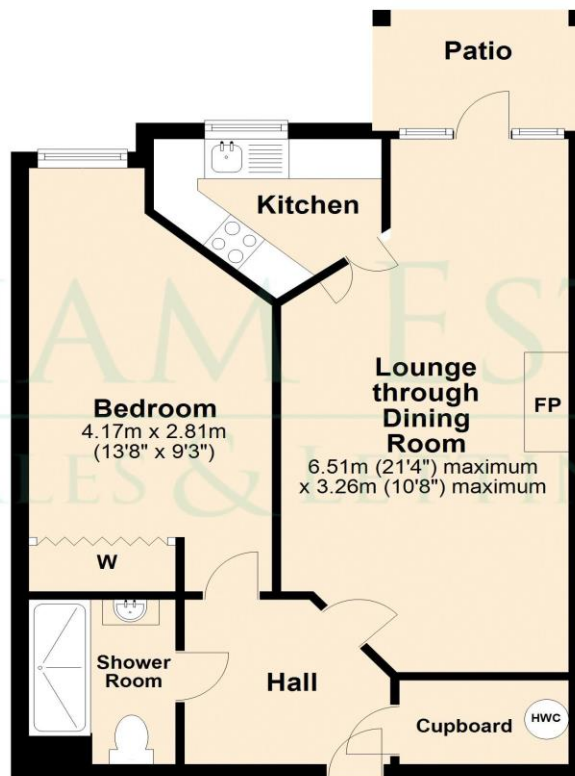


Directions

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. 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.