



Beautifully Presented Retirement Apartment

Bright Dual Aspect Lounge

Spacious Double Bedroom

Ground Floor with Patio Area

Smart Well Planned Kitchen

Three Piece Shower Room



Introduction

Beautifully Presented One-Bedroom, Ground Floor, Retirement Apartment with Private Patio & Garden Views. Set within the highly regarded Bernard Court development, this immaculate one-bedroom ground floor retirement apartment offers the perfect blend of comfort, convenience, and style. Nestled at the rear of the complex, it enjoys a sought after south-westerly aspect, overlooking the manicured communal gardens, a peaceful and picturesque setting to call home. Upon entering, the hallway leads into the bright and spacious lounge, beautifully enhanced by a dual aspect that floods the space with natural light. A French style door opens directly onto a private patio an ideal spot to enjoy sunny afternoons. The contemporary kitchen has been thoughtfully modernised, featuring elegant copper accents, a range of integrated appliances and ample storage within sleek, coordinated units. Contrasting worktops provide generous preparation space, creating a practical yet stylish cooking area. The well-proportioned double bedroom is designed with comfort in mind, offering plenty of space for furnishings and benefiting from a built-in mirrored wardrobe that maximizes both light and storage. A spacious three-piece shower room completes the accommodation, featuring a double width step-in shower for added ease and accessibility. Perfectly positioned within the development, the apartment is just a short stroll from the main reception area, ensuring ease of access to on-site services. The location also offers excellent convenience, with local shops, GP surgery and the library all within easy reach. Offered with no onward chain, this ready-to-move-into home is an outstanding opportunity for those seeking independent living in a supportive retirement community.

EPC Rating – B

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.

Apartment Accommodation

Hallway

The private entrance hallway leads to most rooms and is completed with a spacious handy cupboard, ideal for household storage and linen.

Lounge

16' 7" x 10' 2" (5.05m x 3.10m)

Enjoying a dual aspect, which allows natural light to fill room. The French door opens onto the private paved patio area, surrounded by the manicured communal gardens. A lovely space to sit and enjoy the surroundings. This bright, airy lounge is completed with double doors leading to the kitchen, natural décor and stylish carpets.

Kitchen

5' 9" x 7' 4" (1.75m x 2.23m)

Having been upgraded to deliver a range of smart wall, drawer and base units with copper tone handles, all providing ample storage. Contrasting work surface flows round to provide plentiful preparation space and home to the inset single drainer sink unit with copper toned swanneck mixer tapware. Smart metro style splashback tiling and eye-catching glass decorative splash back leads from the four ring electric hob to the AEG extractor fan. Completed with low level electric oven and space for free standing fridge/freezer.

Bedroom

13' 3" x 9' 5" (4.04m x 2.87m)

The good size bedroom provides ample space for free standing bedroom furniture and provides a built in double mirror fronted wardrobe giving ample hanging rail space and shelving.

Shower Room

A spacious shower room delivering a matching three-piece suite to comprise: Double width walk in with mains mixer shower, vanity style unit home to the hand wash basin and low level WC. Completed with complimentary tiles and electric heater.



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 a 125 year lease. Built in 2007
Ground Rent - £425.00 P/A
Service Charges - £3136.24 P/A
Reviewed Annually.
Correct at the time of listing and subject to change.
We recommend you check these details with your Solicitor/Conveyancer.

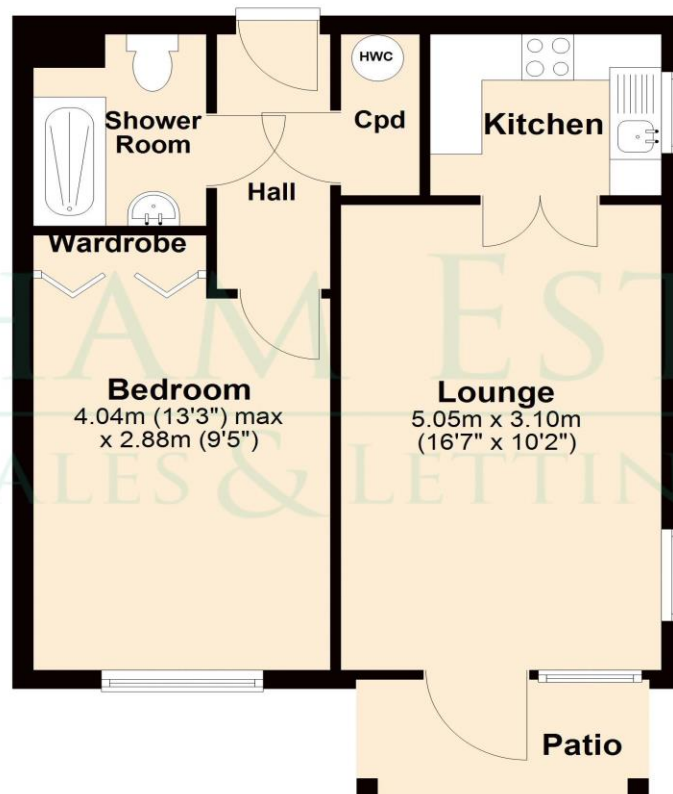


Directions

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



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
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.