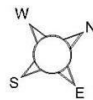


Roman Court, Wheelock Street, Middlewich  
Approximate Gross Internal Area  
665 Sq Ft/62 Sq M



# McCARTHY STONE RESALES

## 10 ROMAN COURT 63 WHELOCK STREET, MIDDLEWICH, CW10 9RL



### COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	80
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

# McCARTHY STONE RESALES

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A stunning ONE BEDROOM accessible retirement apartment is situated on the GROUND FLOOR with DIRECT ACCESS TO COMMUNAL GARDENS AND PATIO AREA. Roman Court is located on the High Street of Middlewich making reaching the towns facilities within easy reach.

## ASKING PRICE £200,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# 10 ROMAN COURT, 63 WHEELOCK STREET, MIDDLEWICH

1 BED | £200,000

## LOCAL AREA

Located right on the charming and traditional high street of Middlewich, Roman Court is a superb Retirement Living development for the over 60's, with 20 one bedroom and 30 two bedroom retirement apartments. All apartments can use the beautiful communal facilities and are situated in an amazing location in a town famous for its canal network and narrowboat holidays. This Retirement Living development offers a multitude of activities, entertainment and attractions, right on the doorstep.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedroom and bathroom.

## LOUNGE

The spacious lounge which benefits from a patio door leading on the communal gardens and patio area. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Leading onto the open plan kitchen space.

## KITCHEN

The fitted kitchen with a range of modern low

and eye level units and drawers with a roll top work surface. Composite sink with mono lever tap and drainer. Waist level oven, ceramic hob, cooker hood and integral fridge & freezer.

## BEDROOM

The well sized bedroom benefits from a walk-in wardrobe fitted with hanging space and shelving units. Ceiling lights, TV and phone point.

## SHOWER ROOM

Partially tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, wall mounted radiator and extractor fan.

## SERVICE CHARGE

- Onsite House Manager
  - Cleaning of communal windows
  - Water rates for communal areas and apartments
  - Electricity, heating, lighting and power to communal areas
  - 24-hour emergency call system
  - Upkeep of gardens and grounds
  - Repairs and maintenance to the interior and exterior communal areas
  - Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance
- The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,490.92 per annum (for financial year end 29th Feb. 2025)

## LEASE INFORMATION

Leasehold length 990 year from 2019  
Ground rent: £425 per annum  
Ground rent review: Nov-2034

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

