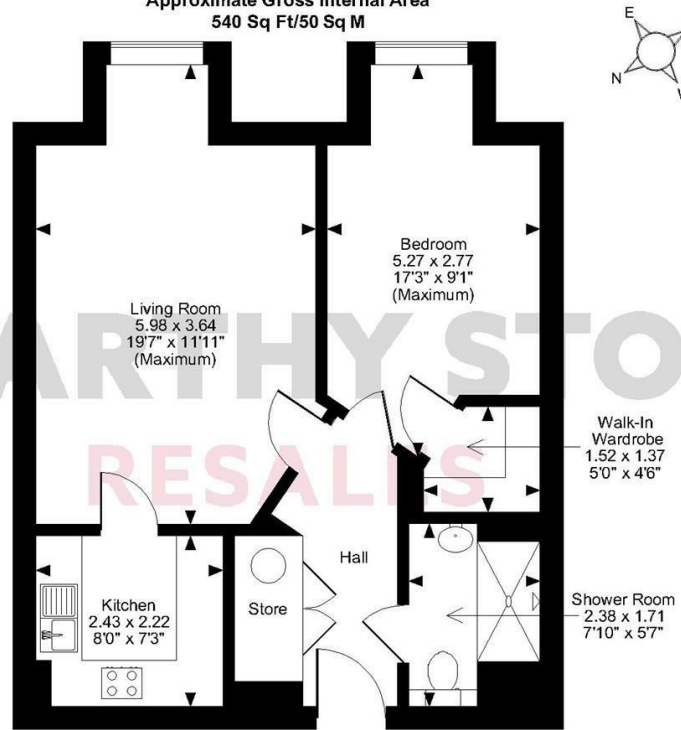


Roman Court, Wheelock Street, Middlewich
Approximate Gross Internal Area
540 Sq Ft/50 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

39 ROMAN COURT
63 WHEELOCK STREET, MIDDLEWICH, CW10 9RL



This SOUTH EAST FACING ONE BEDROOM retirement apartment in Roman Court is ideally located on the high street of Middlewich.

ASKING PRICE £165,500 LEASEHOLD

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

39 ROMAN COURT, 63 WHEELOCK STREET, MIDDLEWICH

1 BED | £165,500

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 with washer/dryer. 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 neutrally decorated lounge which benefits from TV and telephone points, Sky/Sky+ connection point. Three ceiling lights. Fitted carpets, raised electric power sockets. A partially double glazed door lead onto a separate kitchen.

KITCHEN

The internal 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, electric heater 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: £3,490.94 per annum (for financial year ending 28/02/2025)

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

