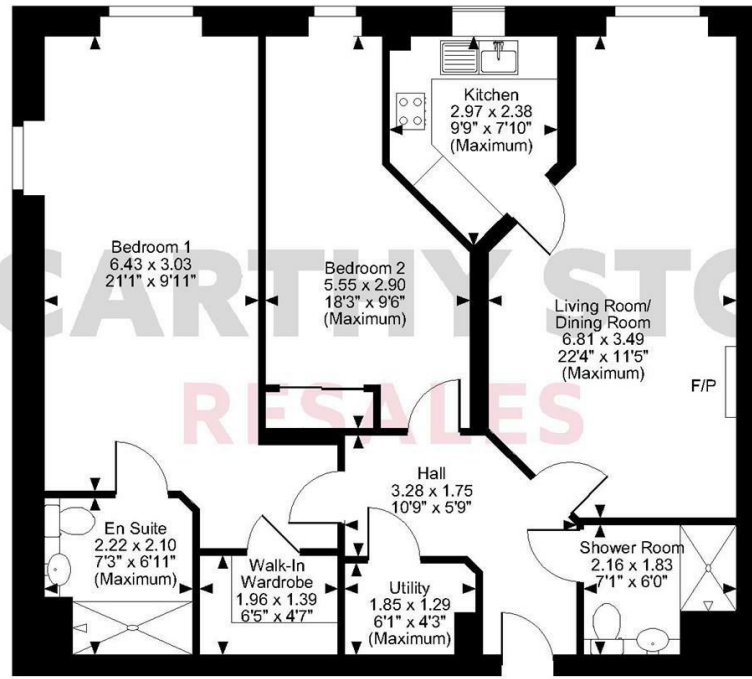


Roman Court, Wheelock Street, Middlewich
Approximate Gross Internal Area
937 Sq Ft/87 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8589641/SKL

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

McCARTHY STONE
RESALES

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



This TWO BEDROOM FIRST FLOOR retirement apartment in Roman Court boasts a CAR PARKING SPACE AND ENSUITE to master bedroom and is ideally located on the high street of Middlewich.

ASKING PRICE £262,500 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

21 ROMAN COURT, 63 WHEELLOCK STREET, MIDDLEWICH

2 BED | £262,500

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 a large entrance hall with wood effect flooring. 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/airing cupboard which houses the hot water system and the washer dryer. The Ventaxia Air Flow System is also located here. There are illuminated light switches for ease of use at night time along with a mains connected smoke alarm together with intercom. Doors lead to the living room, both bedrooms and a shower room.

LOUNGE

The spacious neutrally decorated lounge benefits from TV and Telephone points, Sky/Sky+ connection point, three ceiling lights and raised electric power sockets. There is a feature fire creating a great focal point together with fitted wood effect flooring. A

wood effect door with glazed panel leads into a separate kitchen. Floor to ceiling window allows lots of natural light affording views to outside garden.

KITCHEN

The internal fitted kitchen with a range of modern low and eye level units and drawers, composite sink with mono lever tap and drainer. Waist level oven, ceramic hob, cooker hood and integral fridge and freezer.

BEDROOM ONE

Spacious double bedroom benefits from a walk-in wardrobe fitted with hanging space and shelving units. Three ceiling lights, TV and phone point. Further door leading to an ensuite. Floor to ceiling windows allow lots of natural light.

ENSUITE

Partially tiled and fitted with a suite comprising of a walk-in shower. Low level WC, vanity unit with a sink and mirror above. Heated towel rail, spot ceiling lights and shaving point.

BEDROOM TWO

Spacious second bedroom which could be used as a dining room, office or hobby room. Two ceiling lights, TV and phone point, and a fitted wardrobe.

SHOWER ROOM

Partially tiled and fitted with a suite comprising of level access shower, low level WC, vanity unit with wash basin and a

mirror above. Heated towel rail, shaver point and ceiling spot lights.

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: £5,236.41 per annum (for financial year end 28/02/2025)

LEASE INFORMATION

Lease length 990 years from 2019
Ground rent: £495 per annum
Ground rent review: Nov - 34

ADDITIONAL INFORMATION & SERVICES

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

