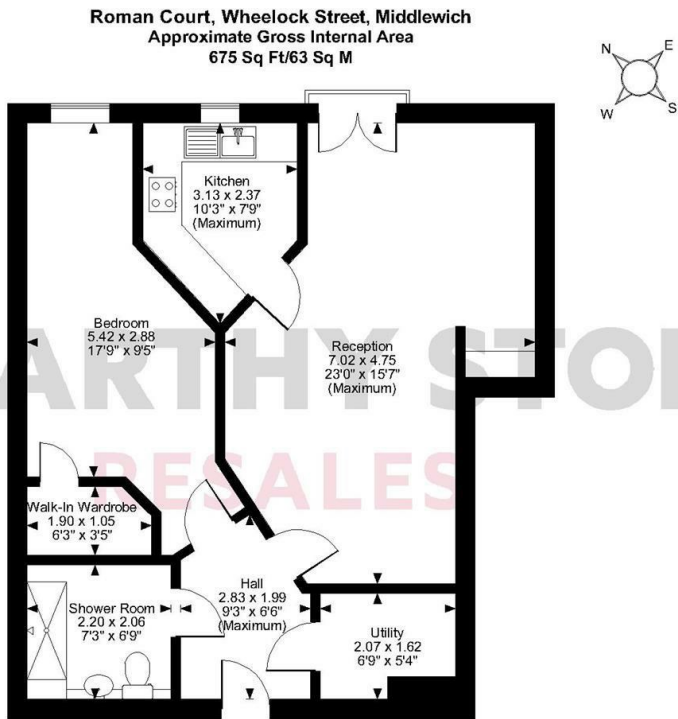


14 Roman Court

63 Wheelock Street, Middlewich, CW10 9RL

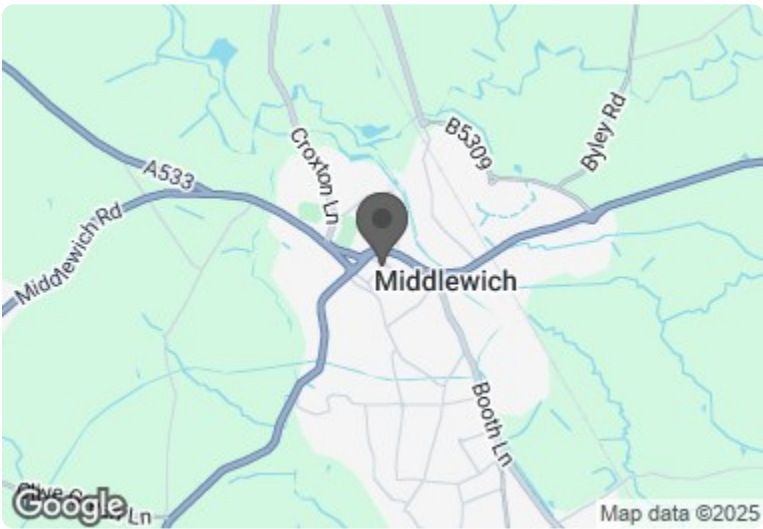
PRICE  
REDUCED



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		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Offers in the region of £170,000 Leasehold

This is a ONE BEDROOM RETIREMENT APARTMENT located within Roman Court on Wheelock Street in the picturesque town of Middlewich.

This property overlooks communal gardens from a JULIETTE BALCONY and boasts an \*\*\*ALLOCATED PARKING SPACE.\*\*\*STAMP DUTY PAID UP TO £1000\*\*\*

Situated in a prime location, this apartment offers easy access to local amenities, shops, and restaurants, providing a vibrant lifestyle for its Homeowners.

OFFERS INVITED

Call us on 0345 556 4104 to find out more.

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

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# Roman Court, 63 Wheelock Street,

1 Bed | £170,000

PRICE  
REDUCED

### 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. 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. Doors lead to the living room, bedroom and bathroom.

### Utility Room

A good size storage cupboard which houses the Hot water tank, the Vent Axia Pure Air Filtration system, the security alarm and washer/dryer.

### Lounge

The larger than average neutrally decorated lounge which benefits from a Juliette balcony overlooking the communal gardens. 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.

Annual service charge: £3,105.08 for financial year end 28/02/2026.

### Lease Information

990 years from 1st Nov 2019  
Ground rent: £425 per annum  
Ground rent review: 1st Nov 2034

### Additional Information & Services

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

