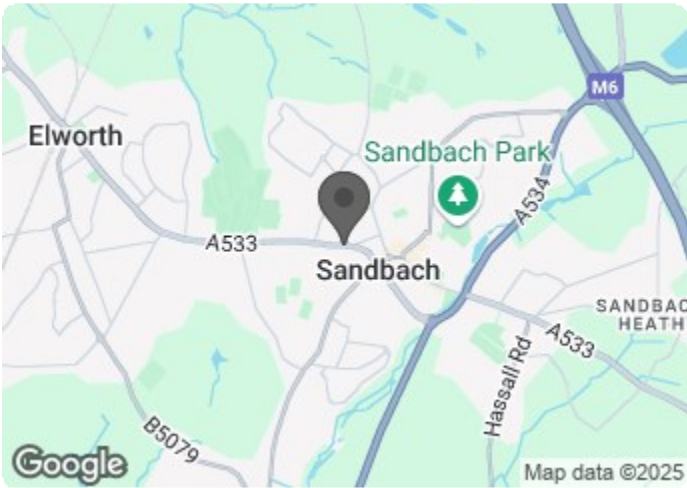


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The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

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## 36 Latham Court

50 Middlewich Road, Sandbach, CW11 1LF



Asking price £161,500 Leasehold

Viewing is highly recommended on this luxury ONE BEDROOM retirement apartment situated in our LATHAM COURT development.

Part of our retirement living range of properties for over 60's

Situated on the second floor, having lift access to all floors.

Call us on 0345 556 4104 to find out more.

# Latham Court, 50 Middlewich Road, Sandbach, Cheshire, CW11 1LF

## Summary

Latham Court was purpose built by McCarthy & Stone for independent retirement living. The development consists of 39 one and two-bedroom retirement apartments for the over 60s. The development includes a Homeowners' communal lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply).

Latham Court has a House Manager who's on hand during office hours and for your peace of mind there are a number of security features, including a 24-Hour emergency call system in each apartment. The development features a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in. Latham Court is also within close proximity to the doctors, supermarket and town centre.

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Entrance Hall

The front door with spy-hole leads to the hallway, the 24-hour Tunstall emergency response pull-cord system, smoke detector and apartment security door entry system with intercom. Doors lead to the bedroom, living room, shower room and the storage/airing cupboard.

## Lounge

Spacious lounge benefiting from a Juliet balcony, TV and telephone points, ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads onto a separate kitchen.

## Kitchen

Fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

## Bedroom

Double bedroom with a walk-in wardrobe housing rails and shelving, ceiling light, TV and phone point.

## Shower Room

Tiled and fitted with suite comprising of shower, low level WC, vanity unit with wash basin and mirror above, shaving point, electric heater, extractor fan and a pull-cord for the 24-hour Tunstall emergency call system.

## Service Charge Breakdown

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas

# 1 bed | £161,500

- 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, but does include the cost of your House Manager, water rates, 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,553.07 per annum (for financial year ending 30/06/2025)

## Lease Information

Lease term: 999 years from 1st Jan 2016  
Ground rent: £42 per annum  
Ground rent review: 1st Jan 2031

## Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

