

**GASCOIGNE  
HALMAN**

35 BERNARD COURT, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

**| £105,000**

A bright and neutral decor apartment on the first floor of Bernard Court, very close to the lift with a Juliette Balcony overlooking the gardens.

Bernard Court is a popular location in Holmes Chapel, being just a short walk to the amenities Holmes Chapel has to offer.

Providing secure and peace of mind living, Bernard Court - a McCarthy and Stone development, has the advantage of clean communal areas including an entertaining lounge, house manager, laundry room and guest suite.

Located on the first floor, within easy reach of the lift, the property comprises of a living room, just off the hallway, with Juliette Balcony overlooking the gardens. Off the living room is a well equipped kitchen with integrated fridge, freezer and eye level oven.

The bedroom also overlooks the garden and has built in wardrobes with mirror bi-folding doors.

The benefit of this particular apartment is the adapted bathroom to create a large walk in shower enclosure. Storage is no issue with a large cupboard on the hallway.

Bernard Court also has a generous residents parking area, with flood lights to the main entrance.

Offered for sale with no upward chain, this neutral apartment must be viewed to be appreciated.

#### **DIRECTIONS**

CW4 7EY - Bernard Court, Chester Road, Holmes Chapel

#### **HOLMES CHAPEL OFFICE**

**01477 417000**

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

#### **LOCATION**

Holmes Chapel village is within a short flat walk and provides an array of individual shops including a delicatessen, butchers and bakers and a number of public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Jt 18 of the M6. The village has its own rail station on the commuter line between Manchester Piccadilly and Crewe with Intercity links to London Euston. Manchester International Airport is also close by. Excellent educational facilities cater for children of all ages in both the state and private sectors and the leisure centre provides for most sporting activities.

#### **TENURE**

Leasehold with the remainder of a 125 year lease from 2007

#### **SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### **LOCAL AUTHORITY**

Cheshire East council tax band C

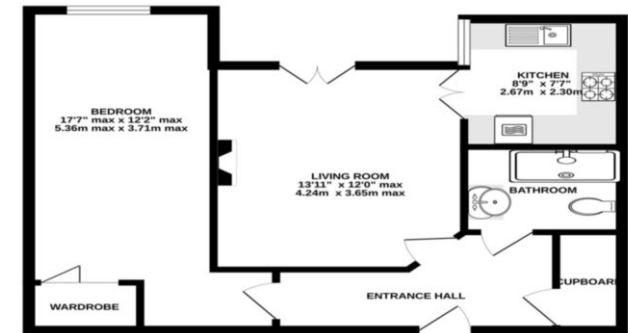
#### **ENERGY PERFORMANCE RATING**

EPC Rating B

#### **VIEWING**

Viewing strictly by appointment through the Agents.

**GROUND FLOOR**



Measurements and dimensions are for guidance only. Measurements are taken to the internal face of walls and doors.

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