



**GASCOIGNE  
HALMAN**

10 SANDRINGHAM COURT, LONDON ROAD

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THE AREAS LEADING ESTATE AGENT

£137,500

An opportunity to purchase a spacious first floor retirement apartment, one of eighteen in the development, situated in the heart of Holmes Chapel, being close to the local amenities.

The ground floor communal entrance has touch button intercom which is linked to the apartment allowing remote entry for visitors, providing security, and opens into a hallway that has both stairs and lift access to the first floor. There is also a communal laundry room with facilities for washing and drying.

The apartment is very well-presented and is situated at the front of the building so the lounge area and both bedrooms have views over London Road and The Precinct to be able to watch the world go by.

The open plan lounge kitchen diner is a good size with the kitchen having built-in oven and hob along with a number of wall and base units. Both double bedrooms have a built-in wardrobe to provide storage. A modern wet room with electric wall mounted shower, WC and wash basin.

Unallocated parking for residents and the communal gardens are well maintained with seating areas and a variety of mature trees, plants and shrubs.

Viewing recommended to appreciate the security of age restricted living.

### DIRECTIONS

CW4 7PL - Sandringham Court

## LOCATION

Holmes Chapel village is within a short flat walk and provides an array of individual shops including a butchers, bakers and a number of public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Junction 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 - The Lease dated 1 December 1988 is for a term of 125 years from 1 January 1988

## LOCAL AUTHORITY

Cheshire East Council Tax Band C

## ENERGY PERFORMANCE RATING

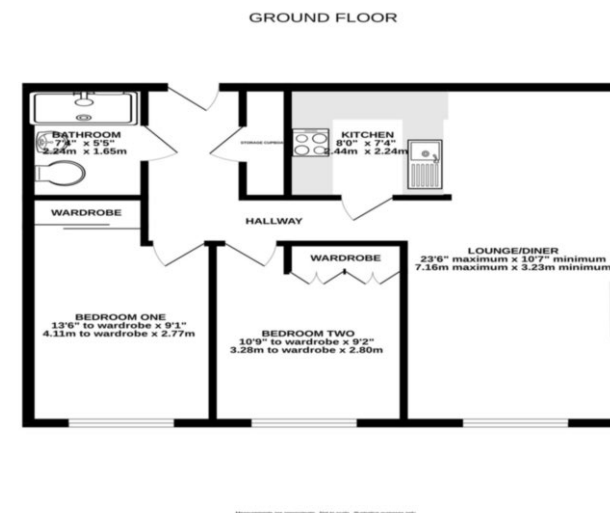
EPC rating C

### SERVICES (NOT TESTED)

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

## VIEWING

Viewing strictly by appointment through the Agents.



**HOLMES CHAPEL OFFICE**

# GASCOIGNE HALMAN

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