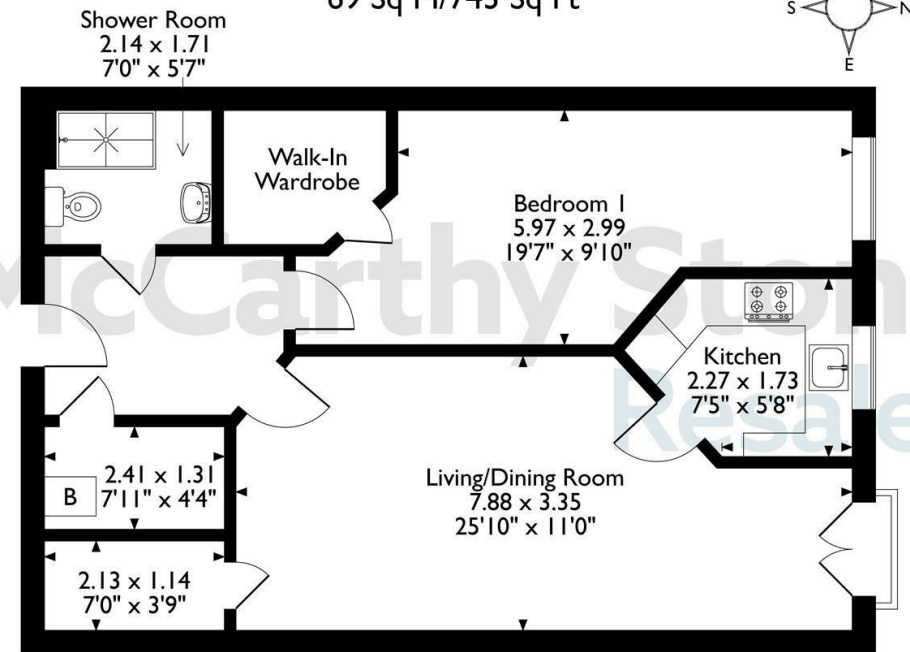


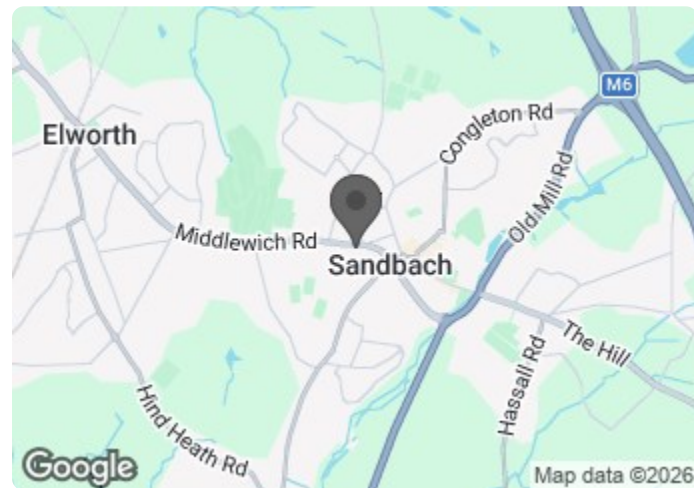
21 Latham Court, 50, Middlewich Road, Sandbach
Approximate Gross Internal Area
69 Sq M/743 Sq Ft



First Floor

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		

21 Latham Court

50 Middlewich Road, Sandbach, CW11 1LF



Asking price £160,000 Leasehold

An IMMACULATELY presented ONE BEDROOM FIRST FLOOR retirement apartment in our prestigious LATHAM COURT development. Forms part of our ~ Retirement living range of properties~

Call us on 0345 556 4104 to find out more.

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

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

1 Bed | £160,000

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.

Entrance Hall

The front door with spy-hole leads to the hallway, the 24-hour 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 and with new carpets recently fitted

Utility Room

Offering some storage space, also housing the hot water boiler and Vent Axia unit and plumbed for a washing machine, the appliance is to be included within the sale, this is also where the main fuse board is located and the water meter and stop taps.

Lounge

Spacious lounge benefiting from double fully glazed UPVC doors opening out to a Juliet balcony, with ample space for a dining table and chairs, with modern fire surround and 'Living Flame' style electric fire adding an excellent focal point to the room. New carpets fitted, TV and telephone points, ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads onto a separate kitchen. this lounge also benefits from an added store cupboard.

Kitchen

Newly fitted kitchen with a range of modern low and eye level units and drawers with a composite work surface. UPVC double

glazed window. Stainless steel sink with mono lever tap and drainer. electric fan assisted oven, ceramic hob, cooker hood and integral fridge freezer.

Bedroom 1

A spacious double bedroom with a walk-in wardrobe housing rails and shelving, ceiling light, TV and phone point and with new carpets fitted

Shower Room

Tiled and fitted with suite comprising of a walk in shower cubicle, 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 emergency call system.

Service Charge (breakdown)

- 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. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service Charge £2,897.28 for financial year ending 31/06/2026.

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.

Lease Length

999 years from 2016

Ground Rent

Ground Rent: £425..pa

Moving Made Easy and Additional Information

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.
 - 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 check our webpage additional services or speak with our Property Consultant.

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

