



Ground Floor Retirement Apartment

Spacious Double Bedroom

Well Planned Kitchen with Appliances

Bright Airy Lounge/Diner

Smart Three Piece Shower/Wet Room

Patio & Beautiful Communal Gardens



Introduction

A Most Well Presented Ground Floor Retirement Apartment in a Prime Location Situated within the sought-after Bernard Court complex, this ground floor retirement apartment offers a tranquil living experience with stunning views over the well-maintained communal gardens. Enjoying a desirable south-westerly facing aspect, this property is both bright and airy, and it's been maintained to a high standard throughout. The spacious accommodation includes a generously sized open plan lounge/diner that leads out to a private, peaceful rear patio, ideal for relaxing or enjoying a cup of coffee on warm summer days. The apartment boasts a modern, well-equipped kitchen that's designed to provide ample storage and a range of integrated appliances. A generous double bedroom, complete with built-in mirrored wardrobes, provides plenty of space and comfort. A standout feature is the smart three-piece shower room, which includes a walk-in wet room-style shower, offering a luxurious and practical solution for everyday living. The apartment is ideally located for easy access to both the residents' shoppers' door, leading directly to the village, and the main Bernard Court reception, along with its communal facilities. This lovely apartment offers the perfect blend of comfort, convenience, and style in a highly desirable location.

Early viewing is highly recommended.

EPC Rating B

Council Tax Band C - Cheshire East

Tenure - Leasehold

ACCOMMODATION

Bernard Court

Independent living at Bernard Court, located at the corner of London Road and Chester Road, being extremely convenient for the village centre; only a short level walk to shops, doctors and library. The thoughtfully laid out development, set out in beautifully maintained communal gardens consists of one and two-bedroom apartments over three floors, built by McCarthy & Stone Developments Ltd and managed by First Port. A main secure entrance leads to a communal reception area with access to the resident's lounge, residents kitchen and managers office. The communal laundry room with ample washing machines and dryers is conveniently located close by. For residents with visiting family the smart guest bedroom suite can be booked via the house manager. The apartments offer many safety features including a pull-cord emergency system, burglar alarm and intercom providing remote main front door release. The House Manager can be contacted from various points within each property in case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Service and management fees apply.

Apartment Accommodation

Entrance Hall

Starting the tour to the apartment is the entrance hallway with internal telephone entry point and doors to majority of rooms.

Store Cupboard

Good size space for coats and many household objects. Shelving ideal for linen. Completed with electric meter point and hot water system.

Open Plan Lounge Diner 17' 7" x 13' 6" Max Narrowing to 8'8" (5.36m x 4.11m)

A delightful bright, airy, lounge/dining room providing plentiful space for all your furniture needs. Open plan to the dining area which boasts a door and window overlooking the pretty communal gardens, both allowing natural light to fill the room along with gaining access to the south westerly facing private patio area. This lovely lounge diner offers an attractive central feature fireplace with stylish modern surround, matching inset and hearth housing an electric coal fire, giving the lounge area a perfect focal point and double doors to kitchen.

Kitchen 8' 11" x 5' 8" (2.72m x 1.73m)

A well planned kitchen offering a range of matching light beech effect wall, drawer and base units with contrasting work surface flowing round to provide ample preparation space. Inset single drainer sink unit with mixer tap ware sits below the window, providing a view over the communal gardens. Integrated appliances include: AEG electric oven, AEG four ring electric hob with extractor over, along with integrated under unit fridge and separate freezer. This bright, airy kitchen is completed with complementary splash back tiling and wall mounted electric heater.

Bedroom 11' 6" x 8' 8" Max (3.50m x 2.64m)

A good size double bedroom with built-in mirror fronted double wardrobe with bi-folding doors, providing ample hanging rail space and shelving. The bedroom is completed with a window overlooking the communal gardens and wall mounted electric heater.

Shower Room 6' 10" x 5' 6" (2.08m x 1.68m)

A smart contemporary three piece shower room comprising: Double width walk-in wet room style shower unit with wall mounted chrome mains mixer shower, low level WC and chic white vanity unit housing hand wash basin with chrome mixer tap ware and storage cupboard below. Completed with complementary tiled walls, fitted vanity mirror with light-over, wall mounted electric fan heater, heated towel rail and extractor fan.



Bernard Court Externally

Communal gardens surround the complex, providing the residents with several seating areas in which to sit and enjoy the well maintained gardens. Bernard court provides its own private car park, albeit un-allocated. A sweeping pathway from the car park leads to the main entrance, whilst a useful shoppers door is located off the main ground floor corridor, providing ease of access to the village and all local amenities.

Bernard Court Communal Facilities

Communal facilities include: Bright spacious communal lounge with kitchen facilities where regular social gatherings are held, laundry room with washing machines and tumble dryers and a guest suite that can be booked for visiting relatives for a reasonable fee. NB: Management and leasehold charges apply.



Location

Nestled in the heart of Cheshire, Holmes Chapel is a popular and picturesque village that offers a perfect blend of convenience and natural beauty. The village centre provides a comprehensive range of shops, from independent boutiques to well-known high street names, ensuring all your day-to-day shopping needs are easily met. Surrounded by stunning countryside, Holmes Chapel is an ideal location for outdoor enthusiasts and keen walkers, with the Dane Valley right on your doorstep, offering peaceful walks and scenic views. For those who enjoy dining out, the village has several charming pubs and restaurants, providing a variety of options for eating and socialising. Whether you're after a quiet meal or a lively night out, Holmes Chapel has something for everyone. For commuters, Holmes Chapel railway station offers a regular service to Manchester, Manchester Airport, and Crewe main line station, making it an ideal base for travel. Additionally, Junction 18 of the M6 motorway is just a short drive away, offering easy access to the North-West motorway network.

Tenure

We have been informed the apartment is Leasehold with a 125 year lease. Built in 2007
Ground Rent - £426 PA
Service Charges - £3136.00 PA
Reviewed Annually.

Correct at the time of listing and subject to change.
We recommend you check these details with your Solicitor/Conveyancer.

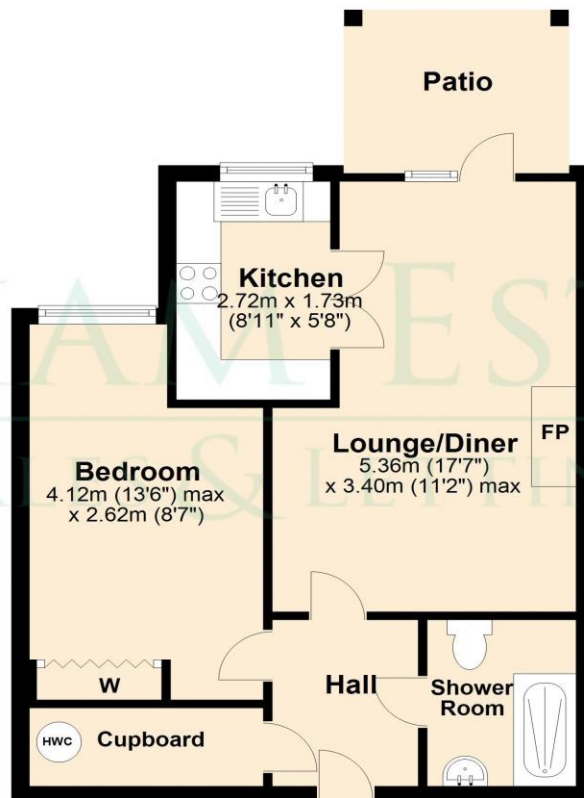


Directions

From our office 18 London road, Holmes Chapel, CW4 7AJ, proceed south along London Road to the main set of traffic lights, taking a right hand turn onto Chester Road, where the entrance to Bernard Court complex is the first right. A member of Latham Estates will meet you at the entrance. Post Code: CW4 7EY Viewing Strictly by Appointment



Floor Plan



This plan is NOT to scale. All measurements are approximate only. Created for illustrative purposes only.
Plan produced using PlanUp.

IMPORTANT NOTE TO PURCHASERS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.