



STEPHENSON BROWNE



## Middlewich Road, Sandbach

CW11 1LF



£175,000

## Description

A beautifully presented, first floor apartment retirement apartment, exclusively for the over 60s. Situated within a popular modern development with excellent access to local amenities being right on the doorstep of the town centre.

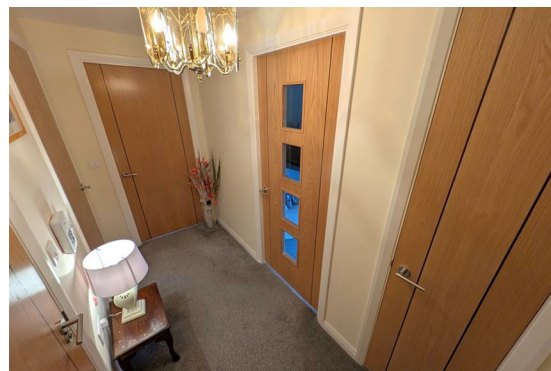
Briefly comprising, the apartment enjoys secure communal access and sits within an incredibly well maintained and beautifully presented complex with access via both stairs and lifts to all floors.

The apartment opens with a central entrance hallway that provides access to all of the principal rooms. Generously proportioned lounge with dual aspect windows and Juliet balcony looking over communal gardens. Access through to a fully fitted modern kitchen with a range of wall and base units with work surfaces over, integrated oven, induction hob and fridge freezer. Separate Utility cupboard in the entrance hallway with space and plumbing for a washing machine.

One large double bedroom with ample space for wardrobes and other furniture units. Separate walk-in-wardrobe with huge amounts of storage space. Three piece modern fitted shower room with low level WC, hand wash basin walk-in shower glass screened cubicle.

Facilities at Latham Court include:

- On site House Manager available Monday-Friday 09:00-15:00
- On site Helpful Homeowner Resident
- Community Lounge
- Communal Gardens
- Range of events and activities between the residents
- Secure parking and Mobility Scooter storage
- Secure Intercom and Fob Door Entry
- Stairs and Lift Access to all floors
- Guest suite on site available for booking at £25 per night if relative of McCarthy Stone resident. You can also book for other McCarthy Stone guest suites across the country as a resident with them. Subject to availability.



# Room Descriptions

## Entrance Hallway

10'0" x 4'1"

## Lounge

18'6" max x 10'9" max

## Kitchen

7'11" x 6'8"

## Bedroom

14'7" x 9'10"

## Walk-In-Wardrobe

6'9" x 3'6"

## Shower Room

7'0" x 5'6"

## Service Charge Information

Ground Rent: £212.50 Bi-Annually

Service Charge: £212,76 Per Month

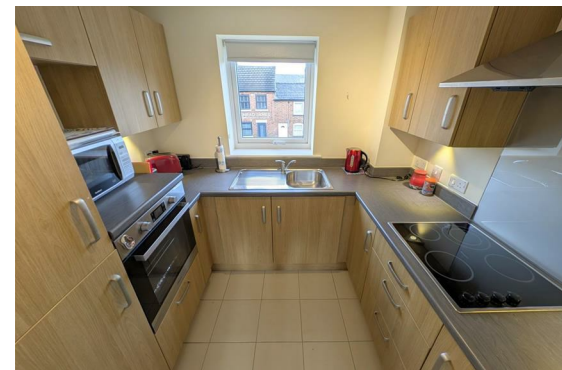
Parking (if selected): £125 Bi-Annually

Lease: 999 Years from 2016 (991 Years Remaining)

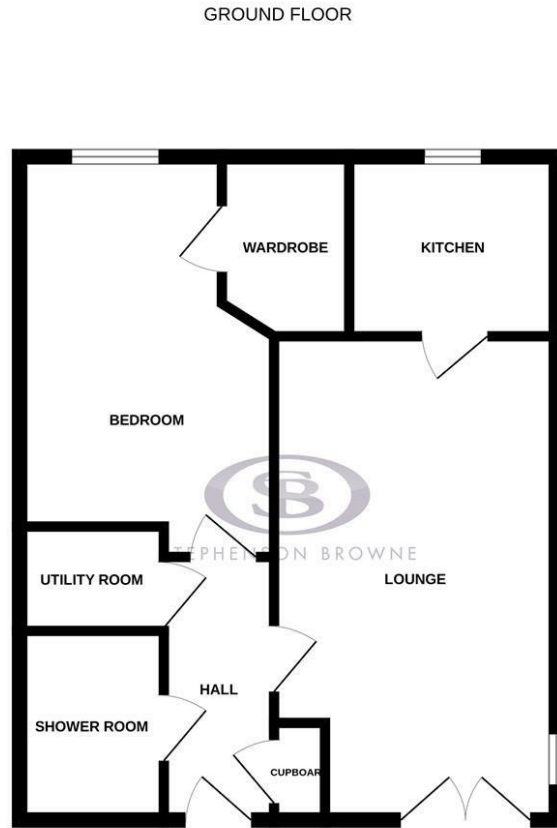
## AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



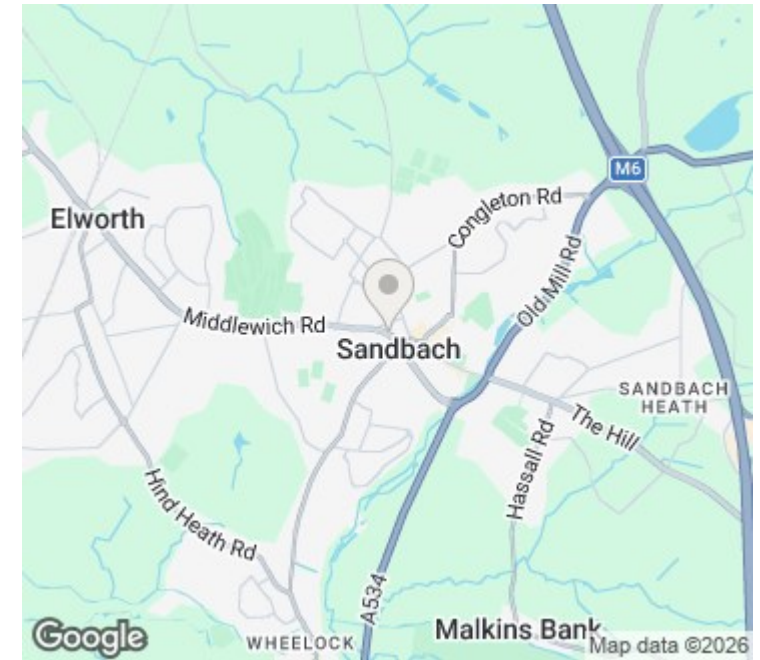


# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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# Area Map



# EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		83	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)