



Ground Floor Retirement Apartment

Spacious Double Bedroom

Three Piece Shower Room

Bright Airy Dual Aspect Lounge

Spacious Double Bedroom

Secure Independent Living



Introduction

A bright and airy one double bedroom ground floor retirement apartment, positioned on a corner location, in the desirable ever popular Bernard Court Development, being ideally located in the heart of Holmes Chapel village, residents benefit from a short, level walk to local shops, the doctors' surgery, library, and other everyday amenities. This particular apartment is conveniently situated close to the Shoppers' Door, offering easy access into the village. Accommodation The apartment is entered via a private hallway, which provides access to all principal rooms as well as a generous walk-in storage cupboard. The bright, airy lounge diner enjoys a lovely dual aspect, with a French-style door opening directly onto a paved patio, complemented by an additional full-length window. Together, they flood the room with natural light and create a welcoming, comfortable living space. The well-planned kitchen offers a range of matching modern units to give ample storage and worktop space, and comes complete with a range of integrated appliances. The double bedroom provides excellent room for free-standing furniture and features a built-in wardrobe for further storage. A modern three-piece shower room completes the internal accommodation. Externally The apartment enjoys its own private paved patio, an ideal spot to sit out, relax and appreciate the beautifully maintained communal gardens while watching village life along London Road. This lovely home is offered for sale with no seller chain, ensuring a straightforward purchase for the next owner.

EPC Rating – C

Council Tax Band - C - Cheshire East

Tenure – Leasehold (Call for Details)

ACCOMMODATION

Independent living at Bernard Court

Located at the corner of London Road and Chester Road, Bernard Court is 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 residents lounge, residents kitchen and manager's 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.

Communal Entrance

A main secure entrance leads to a communal reception area with access to the residents lounge, residents kitchen and manager's office. The communal laundry room with ample washing machines and dryers is conveniently located close by. Lift and stairs lead to the remaining floors. For residents with visiting family the smart guest bedroom suite can be booked via the house manager.

Apartment Accomodation

Hallway

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

Store Cupboard

Good size space for coats and many household objects. Shelving ideal for linem and hoem to the electric meter point and hot water system.

Lounge Through Dining Room

16' 8" x 10' 2" (5.08m x 3.10m)

A bright, airy, dual aspect lounge through dining room. Natural light fills the room through the French door opening onto the external paved patio area, along with full length to the side aspect. A focal point is provided by the attractive central fireplace with Adams style surround, matching inset and hearth housing electric pebble effect fire. The lounge diner is completed with double doors through to kitchen.

Kitchen

5' 8" x 7' 4" (1.73m x 2.23m)

The well-planned kitchen offers a range of matching light beech coloured wall, drawer and base units giving ample storage, whilst contrasting work surface flows round to provide plentiful preparation space. The inset single drainer sink unit with mixer tapware sits below the window to side aspect, which also allows natural light to fill the room. Integrated appliances include: AEG electric oven, four ring electric hob with extractor over, completed with integrated under unit fridge and separate freezer. The kitchen is completed with complimentary splash back tiling and wall mounted electric heater.

Bedroom

13' 4" Max to front of wardrobe x 9' 6" (4.06m x 2.89m)

The good size double bedroom, gives ample space for free standing bedroom furniture. Completed with a built in mirror fronted double wardrobe with bi-folding doors which provides ample hanging rail space and shelving.



Shower Room

A modern three piece shower room comprising: Double width shower unit with wall mounted chrome mixer mains shower, low level WC and vanity unit housing hand wash basin with chrome tapware and storage below. Completed with complimentary tiled walls with inset tiled boarder detail. vanity mirror with light over, wall mounted electric fan heater, heated towel rail and extractor fan.

Externally

Bernard Court offers beautifully maintained communal gardens, which surround the complex, providing the residents with several seating areas in which to sit and enjoy the pretty gardens. Bernard court provides its own private car park, albeit un-allocated. Sweeping pathway from the car park leads to the main entrance, whilst a useful shoppers door is located off the main ground floor.



Location

Living in Bernard Court means becoming part of a friendly and vibrant community. The proximity to the village centre means that all essential amenities are just a short walk away. From shops and cafes to doctors and recreational facilities, everything you need is within easy reach. Cheshire East is a beautiful area known for its scenic countryside, historic sites, and charming villages. This home offers the perfect balance between rural and accessibility, with excellent transport links to nearby towns and cities

Tenure

**We have been informed the apartment is Leasehold with a 125 year lease, from 2007.
Ground Rent - £425.00 P/A
Service Charges - £3136.24**



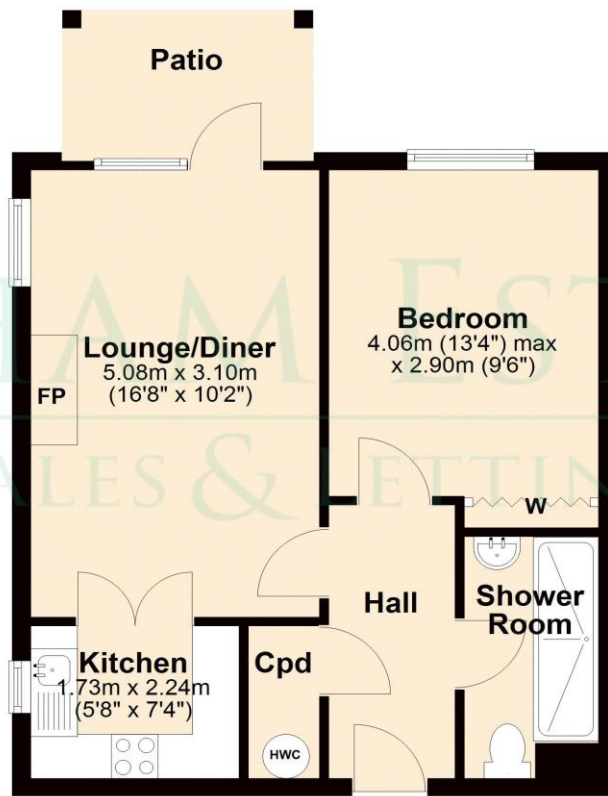
Directions

From our office 16 The Square, Holmes Chapel, CW4 7AB, 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.

Viewing Strictly by Appointment



Floor Plan



This plan is NOT to scale. All measurements are approximate only. Created for illustrated 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.