



***15 Roman Court , Middlewich, Cheshire, CW10 9RL***  
***£155,000 – No onward chain***

*This beautifully presented one-bedroom, first floor retirement apartment is located in the heart of Middlewich town centre and is finished to an exceptional show home standard throughout. Built in 2020 by respected developer McCarthy Stone, the property is available exclusively to purchasers aged 60 and over. Ideally situated within walking distance of a wide range of local amenities, the apartment also benefits from its own private access to the attractive communal gardens. Residents additionally enjoy the reassurance of an onsite House Manager. The accommodation is warmed by electric heating and briefly comprises: an entrance hall, a spacious lounge diner with Juliette balcony, a modern fitted kitchen with integrated appliances, a generous double bedroom with walk-in wardrobe, a stylish shower room, and a useful utility area. The development further benefits from a welcoming communal lounge and a guest suite available for hire at a nominal charge for visiting family and friends.*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, from the communal hall. Useful utility cupboard, housing the boiler and water tank, space and plumbing for washing machine. Doors lead to the lounge, bedrooms and shower room.*

### **LOUNGE DINER 15' 2 max" x 23' 9" (4.62m x 7.24m)**

*With double glazed French doors and Juliette balcony which overlook the communal gardens, wall mounted heater and a door to the kitchen.*

### **KITCHEN 7' 8" x 7' 8" (2.34m x 2.34m)**

*With a double glazed window to the rear elevation. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Integrated oven and hob, fridge freezer.*

### **BEDROOM 18' 7" x 9' 8" (5.66m x 2.95m)**

*With a double glazed window over looking the communal gardens, wall mounted heater and a door leads to the walk in wardrobe.*

### **WALK IN WARDROBE**

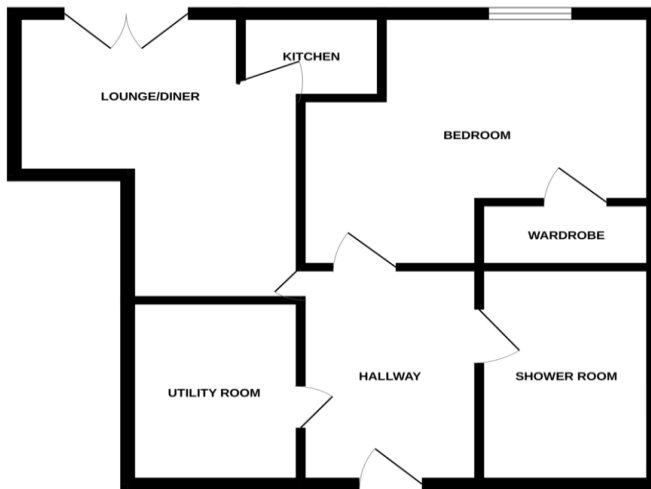
*A useful space for hanging clothes and storage.*

### **SHOWER ROOM**

*Fitted with a low level WC, hand wash basin and shower, part tiled walls and towel rail.*



## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items not appropriate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and appraiser shown here have not been tested and no guarantee as to their qualifications is intended to be given.  
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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