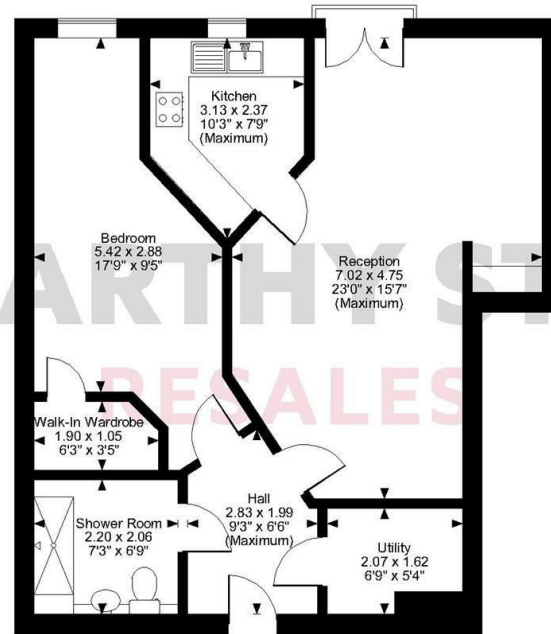


Roman Court, Wheelock Street, Middlewich  
Approximate Gross Internal Area  
675 Sq Ft/63 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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# 14 Roman Court

63 Wheelock Street, Middlewich, CW10 9RL

PRICE REDUCED



## 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	



PRICE REDUCTION

## Offers in the region of £160,000 Leasehold

\*Come along to our Open Day - Wednesday 22nd April 2026 - from 11am to 3pm - BOOK YOUR PLACE TODAY!\*

DONT MISS OUT ON THIS OPPORTUNITY TO PURCHASE THIS BRIGHT SPACIOUS AND WELL PRESENTED ONE BEDROOM RETIREMENT APARTMENT WITH VIEWS OVERLOOKING THE COMMUNAL GARDENS, located within Roman Court on Wheelock Street in the picturesque town of Middlewich.

This property overlooks communal gardens from a JULIETTE BALCONY and boasts an \*\*\*ALLOCATED PARKING SPACE.\*\*\*STAMP DUTY PAID UP TO £1000\*\*\*

Situated in a prime location, this apartment offers easy access to local amenities, shops, and restaurants, providing a vibrant lifestyle for its Homeowners.

\*OFFERS INVITED\*

Call us on 0345 556 4104 to find out more.

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Roman Court, 63 Wheelock Street,

## 1 Bed | £160,000

PRICE  
REDUCED

### Local Area

Located right on the charming and traditional high street of Middlewich, Roman Court is a superb Retirement Living development for the over 60's, with 20 one bedroom and 30 two bedroom retirement apartments. All apartments can use the beautiful communal facilities and are situated in an amazing location in a town famous for its canal network and narrowboat holidays. This Retirement Living development offers a multitude of activities, entertainment and attractions, right on the doorstep.

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the living room, bedroom and bathroom.

### Utility Room

A good size storage cupboard which houses the Hot water tank, the Vent Axia Pure Air Filtration system, the security alarm and washer/dryer.

### Lounge

The larger than average neutrally decorated lounge which benefits from a Juliette balcony overlooking the communal gardens. TV and telephone points, Sky/Sky+ connection point. Three ceiling lights. Fitted carpets, raised

electric power sockets. A partially double glazed door lead onto a separate kitchen.

### Kitchen

The internal fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Composite sink with mono lever tap and drainer. Waist level oven, ceramic hob, cooker hood and integral fridge & freezer.

### Bedroom

The well sized bedroom benefits from a walk-in wardrobe fitted with hanging space and shelving units. Ceiling lights, TV and phone point.

### Shower Room

Partially tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

### Service Charge

- Onsite House Manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Annual service charge: £3,332.04 for financial year end 28/02/2027.

### Lease Information

990 years from 1st Nov 2019

Ground rent: £425 per annum

Ground rent review: 1st Nov 2034

### Additional Information & Services

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

