



44 Willowmere, East Road, Middlewich, Cheshire, CW10 9PY
£62,500

spacious two-bedroom second-floor apartment situated within the highly sought-after residential development of Willowmere, just a short, level walk to the town centre and local amenities. The property is offered on a 50% shared ownership basis and is exclusively available to people aged 55 and over. Willowmere is designed to enable residents to maintain their independence in their own home, with flexible care and support available according to individual needs.

Accommodation

Entrance Hall

Featuring two useful built-in storage cupboards.

Wet Room

2.16m x 2.62m

Lounge

4.14m x 3.40m

A spacious living area with access to the balcony, which enjoys lovely views over the fields.

Kitchen

2.36m x 3.40m

Range of fitted base/wall units and integrated oven & hob

Master Bedroom

4.30m x 3.50m

A generous double bedroom.

Bedroom 2

2.87m x 2.08m

A well-proportioned second bedroom.

Development Facilities

Willowmere offers a wide range of facilities designed to provide residents with comfort, convenience, independence and opportunities to socialise, including:

Lift access

Allocated parking

Restaurant

Laundry rooms

Library and IT suite

Hair and beauty salon

On-site shop

Communal and private lounges

Gym and fitness suite

Landscaped communal gardens

Extensive leisure facilities

A wide range of social activities

Qualified staff available 24 hours a day, 7 days a week

This apartment offers an excellent opportunity for those looking to enjoy independent living within a welcoming retirement development, with care and support available when required. The balcony overlooking the fields provides an attractive outdoor space and pleasant outlook.

An internal viewing is recommended to appreciate the accommodation and the facilities available at Willowmere.

Location

Willowmere is a leasehold retirement development exclusively available to residents aged 55 and over. The development has been designed to support independent living, with flexible care and support available according to individual requirements.

The property is available on a 50% shared ownership basis. The combined monthly cost for rent, service charge and ground rent is £1,300.00 per calendar month from date of instruction 18/08/2026

Tenure

Leasehold – 50% Shared Ownership

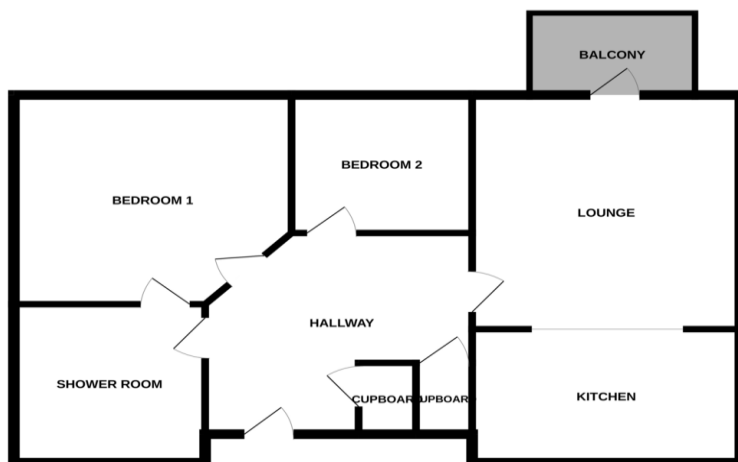
99-year lease from 23rd April 2009, with approximately 81 years remaining from date of instruction 18/08/2026

Local Authority & Council Tax

*Cheshire East Council
Council Tax Band: B*



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 made with respect to their condition.

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.

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