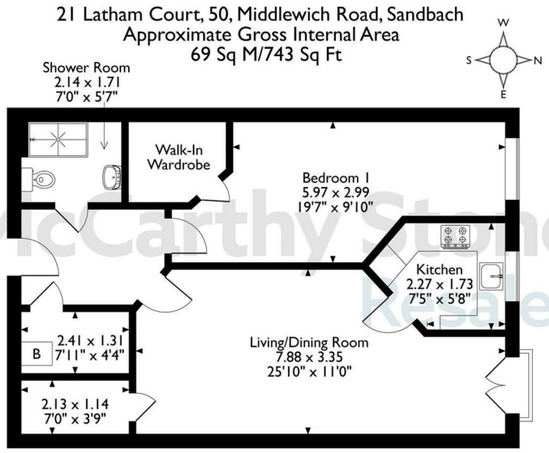
Excellent

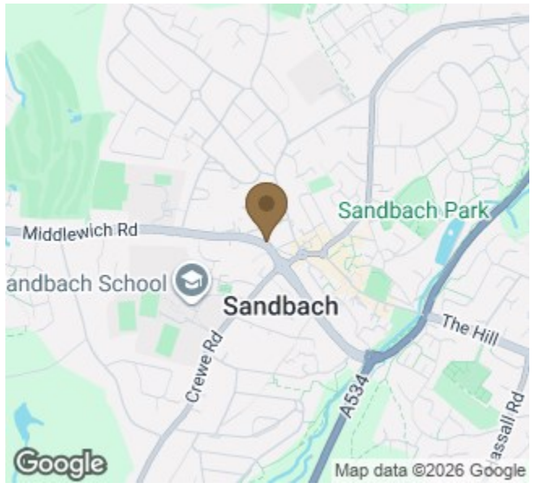
Trustpilot

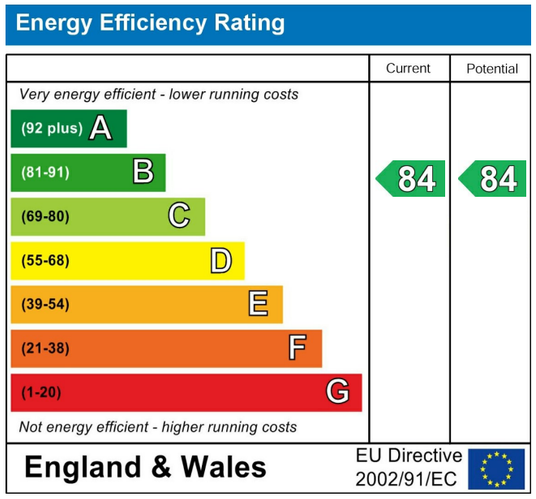
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First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







21 Latham Court

Middlewich Road, Sandbach, CW11 1LF

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 21 Latham Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £152,500
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Homeowners' lounge where social events take place
- Guest suite for visiting family & friends
- House manager on-site during office hours
- 24-Hour emergency call systems in all communal areas
- Security entry system for peace-of-mind
- Lifts to all floors
- Pet friendly*
- Energy Efficient
- To book a viewing please call 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

21 Latham Court, Sandbach

1 | 1 | Asking price £152,500

Summary
Latham Court was purpose built by McCarthy & Stone for independent retirement living. The development consists of 39 one and two-bedroom retirement apartments for the over 60s. The development includes a Homeowners' communal lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply).

Latham Court has a House Manager who's on hand during office hours and for your peace of mind there are a number of security features, including a 24-Hour emergency call system in each apartment. The development features a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in. Latham Court is also within close proximity to the doctors, supermarket and town centre.

Entrance Hall
The front door with spy-hole leads to the hallway, the 24-hour emergency response pull-cord system, smoke detector and apartment security door entry system with intercom. Doors lead to the bedroom, living room, shower room and the storage/airing cupboard and with new carpets recently fitted

Utility Room
Offering some storage space, also housing the hot water boiler and Vent Axia unit and plumbed for a washing machine, the appliance is to be included within the sale, this is also where the main fuse board is located and the water meter and stop taps.

Lounge
Spacious lounge benefiting from double fully glazed UPVC doors opening out to a Juliet balcony, with ample space for a dinning table and chairs, with modern fire surround and 'Living Flame' style electric fire adding an excellent focal point to the room. New carpets fitted, TV and telephone points, ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads onto a separate kitchen. this lounge also benefits from an added store cupboard.

Kitchen
Newly fitted kitchen with a range of modern low and eye level units and drawers with a composite work surface. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. electric fan assisted oven, ceramic hob, cooker hood and integral fridge freezer.

Bedroom 1
A spacious double bedroom with a walk-in wardrobe housing rails and shelving, ceiling light, TV and phone point and with new carpets fitted

Shower Room
Tiled and fitted with suite comprising of a walk in shower cubicle , low level WC, vanity unit with wash basin and mirror above, shaving point, electric heater, extractor fan and a pull-cord for the 24-hour emergency call system.

Service Charge (breakdown)
• 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. To find out more about the service charges please please contact your Property Consultant or House Manager.

The Annual Service Charge is £2,929.05 for the financial year ending 31/06/2027.

Car Parking Permit Scheme-subject to availability
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease
999 years from 1st Jan 2016
Ground rent: £425 per annum
Ground rent review: 1st Jan 2031

Moving Made Easy and Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
For more information check our webpage additional services or speak with our Property Consultant.

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













