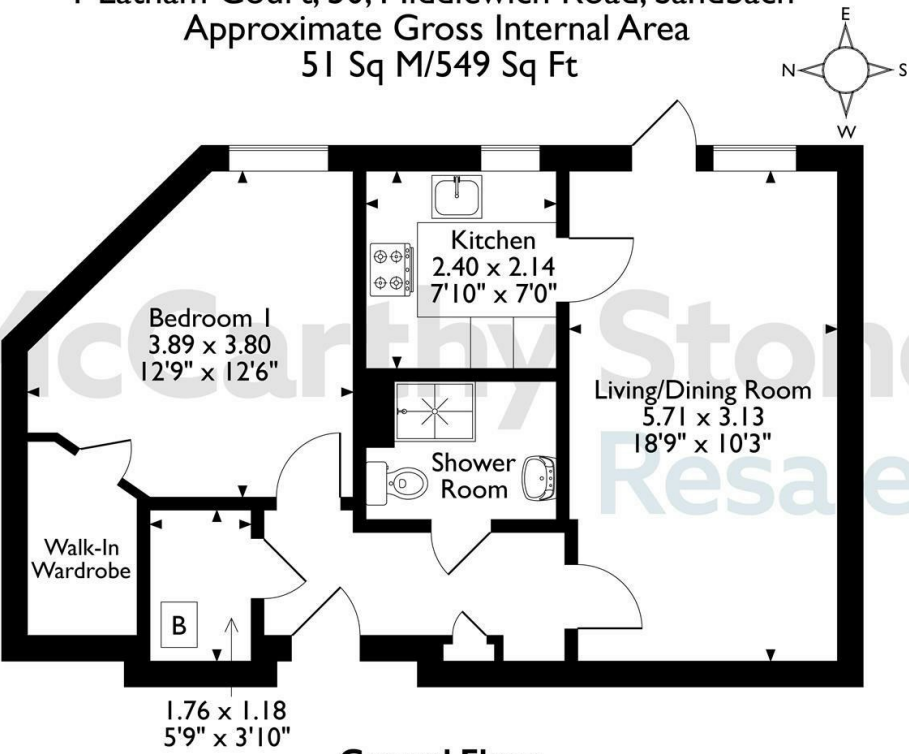


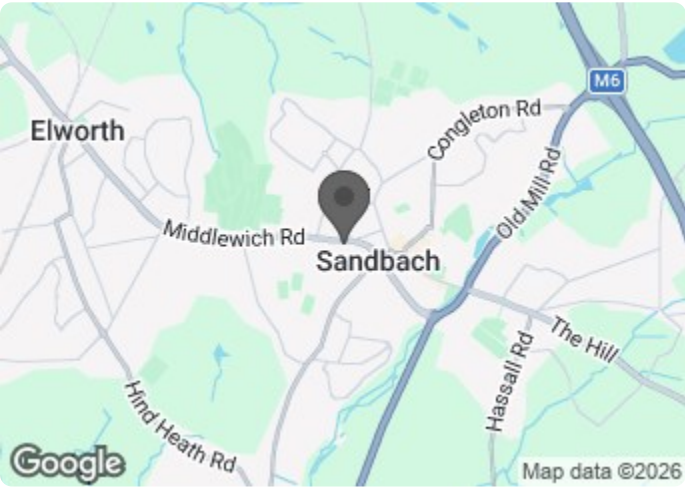
1 Latham Court, 50, Middlewich Road, Sandbach
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8689659/DST.

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

1 Latham Court

50 Middlewich Road, Sandbach, CW11 1LF



Asking price £179,000 Leasehold

DON'T MISS OUT ON THIS OPPORTUNITY TO PURCHASE THIS ONE BEDROOM
GROUND FLOOR RETIREMENT LIVING APARTMENT situated in our LATHAM COURT
development.

Part of our retirement living range of properties for over 60's

Situated on the ground floor with private patio access.

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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544



Latham Court, 50 Middlewich Road, Sandbach, Cheshire, CW11 1LF

1 Bed | £179,000

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.

Lounge
Spacious lounge benefiting from a walk out patio area, ample space for a dining table and chairs, TV and telephone points, ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads onto a separate kitchen.

Kitchen
Fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

Bedroom
Spacious double bedroom with a walk-in wardrobe housing rails and shelving, ceiling light, TV and phone point.

Shower Room
Tiled and fitted with suite comprising of low profile 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**
- 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, but does include the cost of your House Manager, water rates, 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

The annual service charge is £2,897.27 for the financial year ending 30/06/2026.

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

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.

Moving Made Easy & 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 web page additional services or speak with our Property Consultant.

- Fibre to the cabinet Broadband available to order.
- Mains water and electricity
- Electric room heating
- Mains drainage

