

Guide Price £125,000



Stylish one-bedroom ground floor

Lounge with sunny patio

Modern three-piece shower

Smart fitted kitchen

Spacious bedroom with storage

No Seller Chain Involved



Introduction

A most well presented one-bedroom ground floor retirement apartment in a superb location within the Bernard Court complex, perfectly positioned for those who enjoy a relaxed lifestyle and watching the world go by. This ready to move into apartment has been maintained to an good standard throughout. The apartment features a bright and airy lounge through dining room, with direct access to a paved patio ideal for enjoying in the summer months. The modern well-planned kitchen offers ample storage and a range of integrated appliances, while the spacious double bedroom is fitted with practical mirror fronted built in double wardrobe. The accommodation is completed by a smart, contemporary three-piece shower room with a walk-in shower. Perfectly placed on the ground floor, giving access to the residents' shopper's door, providing convenient entry to the village amenities. The apartment also benefits from a welcoming private entrance hallway, which leads to most rooms and includes a useful walk-in storage cupboard with shelving. This apartment perfectly combines comfort, convenience, and a vibrant retirement lifestyle in a sought-after location.

This property is offered with no onward chain, allowing for a smooth and straightforward purchase.

EPC Rating - B

Council Tax Band - C - Cheshire East

Tenure - Leasehold

ACCOMMODATION

Bernard Court

Secure Independent Retirement Living. Bernard Court is a highly regarded retirement development occupying a convenient corner of London Road and Chester Road, just a short walk from the village centre. Built by McCarthy & Stone and managed by First Port, the development comprises thoughtfully laid out one- and two-bedroom apartments over three floors, set within beautifully maintained communal gardens. Residents enjoy a secure main entrance leading to a welcoming communal reception, resident house manager's office, lounge, and laundry facilities. A guest suite is also available on the ground floor. Safety and convenience are key, with features including a pull-cord emergency system, burglar alarm, intercom with remote door release, and a 24-hour emergency careline when the House Manager is off duty. A "shoppers' door" provides direct access to the village amenities. Bernard Court is exclusively for residents aged 60 and over (or one partner 60+ and the other 55+). Service and management fees apply.

Bernard Court Main Communal Entrance

Located a short walk from the communal car park, the main entrance benefits from a secure entry system with a resident's key fob for added peace of mind. The smart, well-presented communal reception hallway provides access to the house manager's office and the residents' lounge, where regular social events take place, as well as a communal kitchen. Lift and stairs give convenient access to the upper floors.

Apartment Accommodation

Hallway

The apartment welcomes you with a spacious entrance hallway, providing access to most rooms, finished with coved ceilings, ceiling light point, and neutral décor.

Store Cupboard

A good sized storage cupboard off the entrance hallway, fitted with shelving and ideal for household items, also housing the electric meter and hot water system.

Open Plan Lounge / Dining Area

21' 3" Max into recess x 10' 10" Max Point (6.47m x 3.30m)
A bright and inviting lounge dining room, perfect for relaxing or entertaining. The open plan dining area leads through a French style door to a paved patio area and pretty communal gardens, ideal for summer mornings or evening drinks. A central feature fireplace with electric coal effect fire creates a cosy focal point, while double doors connect seamlessly to the kitchen, offering a natural flow for everyday living.

Kitchen

7' 3" x 7' 6" Both Maximum (2.21m x 2.28m)
A bright and thoughtfully planned kitchen featuring a range of matching light beech wall, base and drawer units, complemented by contrasting work surfaces that provide ample preparation space. The inset single drainer sink unit with mixer tapware sits beneath a window, filling the room with natural light and offering a pleasant view over the communal gardens. Integrated appliances include an AEG electric oven, four ring electric hob with extractor hood, and under counter fridge and separate freezer. The kitchen is completed with part splash back tiling and smart flooring, combining style and practicality for everyday living.

Bedroom

13' 8" x 9' 0" Max (4.16m x 2.74m)
A spacious double bedroom with plenty of room for free standing furniture, complemented by a built-in mirror-fronted double wardrobe with bi-fold doors, offering generous hanging rail space and shelving. The room features coved ceilings and window, filling the space with natural light and creating a bright, airy atmosphere.



Shower Room

A stylish, modern three-piece bathroom designed for comfort and convenience. Featuring a walk-in shower with mains mixer shower and glass fixed shower screen, low-level WC, and vanity style unit with hand wash basin with chrome mixer tapware and handy drawers below. Complemented by decorative tiled walls and smart flooring, perfect for a bright, practical and relaxing space.

Externally

Beautifully maintained communal gardens surround the complex, offering residents several seating areas to relax and enjoy the outdoors. Bernard Court benefits from its own private, unallocated car park, with a sweeping pathway leading to the main entrance. A convenient shoppers' door off the ground-floor corridor provides easy access to the village and all local amenities, combining comfort, convenience, and community living.



Location

Bernard Court offers a vibrant and welcoming retirement community, providing independent living within a safe and sociable environment. Residents benefit from being part of a close knit community while still enjoying all that Holmes Chapel has to offer. The village itself boasts a charming centre with a mix of independent shops and larger high street names, excellent schools, a variety of pubs and restaurants, and beautiful surrounding countryside, including the Dane Valley, perfect for walks. Convenient transport links include the nearby railway station with services to Manchester, Manchester Airport, and Crewe, as well as easy access to the M6 motorway. Living in Bernard Court combines the comfort and security of a dedicated retirement community with the vibrancy and amenities of village life.

Tenure

We have been informed the apartment is Leasehold with a 125 year lease. Built in 2007
Ground Rent - Approx £430.00 PA Service Charges - Approx £3200.00 PA Reviewed Annually.
Correct at the time of listing and subject to change. We recommend you check these details with your Solicitor/Conveyancer.



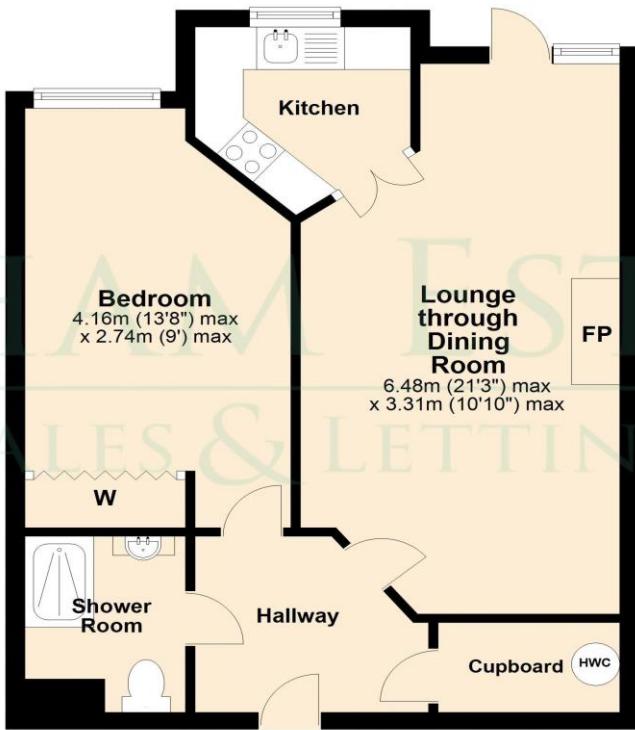
Directions

From our office 16 The Square, Holmes Chapel, CW4 7AB, proceed south along London Road to the main set of traffic lights, taking a right hand turn onto Chester Road, where the entrance to Bernard Court complex is the first right. A member of Latham Estates will meet you at the entrance. Post Code: CW4 7EY

Viewing Strictly by Appointment



Floor Plan



This plan is NOT to scale. All measurements are approximate only. Created for illustrative purposes only.
Plan produced using PlanUp.

IMPORTANT NOTE TO PURCHASERS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems or appliances have NOT been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.