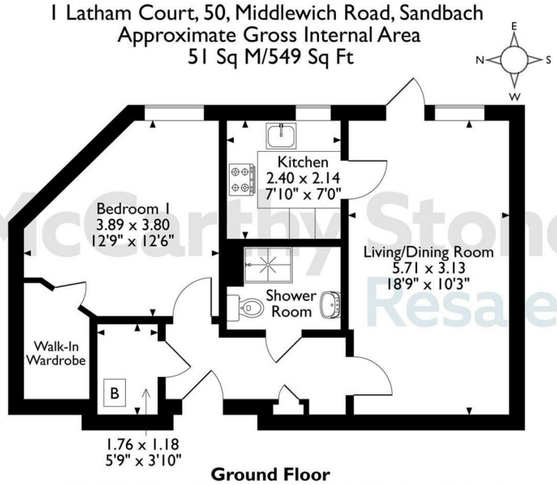
Excellent

Trustpilot

McCarthy & Stone
Resales.

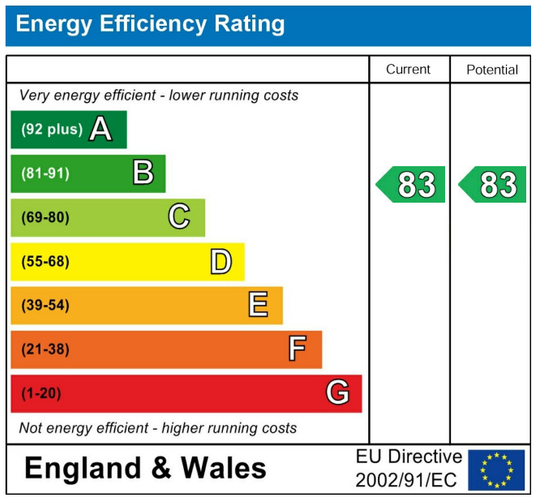
1 Latham Court, 50, Middlewich Road, Sandbach
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







1 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 1 Latham Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £179,000
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
- Pet Friendly
- Well Located for Local Amenities and Transport Links
- Energy Efficient
- Part Exchange referral scheme available
- To Arrange A Viewing, Please Call 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

1 Latham Court, Sandbach

1 | 1 | Asking price £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 £2,929.05 for the financial year ending 30/06/2027.

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













