



**Spacious Retirement Apartment**

**Spacious Double Bedroom**

**Village Location**

**Well Planned Kitchen with Appliances**

**Three Piece Shower Room**

**Beautiful Communal Gardens**



## Introduction

### VIRTUAL VIEWING TOUR AVAILABLE

Call Latham Estates for details 01477 533 111

A bright, airy, second floor one bedroom retirement apartment within the Bernard Court development, located to the rear aspect to deliver a view over the beautifully maintained communal gardens. Bernard Court is ideally located within the village centre, being only a short flat walk to shops, doctors, and library. The apartment tour starts with its own private entrance hallway, with doors leading to most rooms, along with access to a useful walk in storage cupboard, perfect for everyday items and linen. The delightful lounge dining room enjoys the view over the communal gardens and is completed with an attractive central feature fireplace, giving the room a focal point. The well-planned kitchen provides storage in abundance, along with several integrated appliances. The spacious double bedroom delivers ample space for free standing furniture along with built in mirror fronted double wardrobe. The apartment is completed with a matching three-piece shower room.

This apartment is offered for sale with **NO SELLER CHAIN INVOLVED.**

EPC Rating B

Council Tax Band C - Cheshire East

Tenure - Leasehold

## ACCOMMODATION

### Bernard Court

Bernard Court offers secure independent living, the attractive development occupies the corner of London Road and Chester Road, making it extremely convenient for the village centre. The thoughtfully laid out development consists of one and two bedroom apartments over three floors, built by McCarthy & Stone Developments Ltd and managed by First Port. The development is set in beautifully maintained communal gardens. A main secure entrance leads to a communal reception area, with access to the resident house manager's office, communal lounge and communal laundry room with ample washing machines and dryers. The guest bedroom suite is also located on the ground floor. The apartments offer many safety and convenience features including a pull cord emergency system, burglar alarm and intercom providing remote front door release. A "shoppers" door is available for residents use. The House Manager can be contacted from various points within each property in case of an emergency and for periods when the House Manager is off duty there is a 24 hour emergency careline response system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Service and management fees apply.

### Bernard Court Main Communal Entrance

Located a short walk from the communal car park, is the main entrance with secure entry system with a resident's key fob providing peace of mind. The smart well-presented communal reception hallway leads to the house manager's office and resident's communal lounge where many events are organised and located, along with communal kitchen. Completed with access to the lift and stairs leading to the remaining floors.

### Apartment Details

#### Entrance Hallway

Starting the tour to the apartment is the generous entrance hallway with coved ceiling, ceiling light point, telephone entry point and doors to majority of rooms.

#### Hallway Cupboard

A good size storage cupboard accessed off the entrance hallway complete with shelving, ideal for household items and linen. Home to the electric meter points and the hot water system.

#### Open Plan Lounge Dining Area

13' 10" x 12' 0" (4.21m x 3.65m)

A delightful bright, airy, lounge/dining room. Natural light fills the room via the double glazed window overlooking the pretty communal gardens. A main focal point is provided by the attractive central feature fireplace with stylish surround, matching inset and hearth housing electric coal effect fire. The lounge is completed with a wall mounted storage heater, smart carpets, neutral décor and double doors through to kitchen.

#### Kitchen 8' 7" x 7' 8" (2.61m x 2.34m)

The well-planned kitchen offers a range of matching light beech coloured wall, drawer and base units, delivering ample storage. Contrasting work surface flows round to provide excellent preparation space and home to the inset single drainer sink unit with mixer tapware. The range of integrated appliances include: electric oven with grill, four ring electric hob with extractor hood over, along with integrated under unit fridge and separate freezer. The kitchen is completed with attractive splash back tiling, under unit lighting and a window to the side aspect.

#### Bedroom 17' 7" max x 8' 9" (5.36m x 2.66m)

A larger than average spacious double bedroom, with ample space for free standing bedroom furniture. The double built in mirror fronted wardrobe with bi-folding doors provides ample hanging rail space and shelving. The bedroom is completed with smart carpets, neutral decor and a view over the communal gardens.

#### Shower Room

A matching three-piece suite comprising: Double width step in glazed shower cubicle with wall mounted chrome mains mixer shower, low level WC and vanity style unit housing hand wash basin with storage below. The shower room is completed with complementary tiled walls inset with a mosaic border, fitted vanity mirror with light over, heated towel rail and extractor fan.

### Externally

Communal gardens surround the complex, providing the residents with several seating areas in which to sit and enjoy the well-maintained gardens. Bernard court provides its own private car park, albeit un-allocated. A sweeping pathway from the car park leads to the main entrance, whilst a useful shopper's door is located off the main ground floor corridor providing ease of access to the village and all local amenities.

### Tenure

We have been informed the apartment is Leasehold with the remainder of 125 year lease.

Ground Rent - £425 PA

Service Charges - £2,519.88 PA

Reviewed in January annually.

Correct at the time of listing and subject to change.

We recommend you check these details with your Solicitor/Conveyancer.



### Location

Holmes Chapel is a popular Cheshire village, with an attractive centre offering a comprehensive range of day to day shopping needs with an array of individual shops and larger high street names. Set in some lovely surrounding countryside, ideal for the keen walker with the Dane Valley on the door step. Holmes Chapel benefits from two highly regarded primary schools and an outstanding secondary school, several pubs/restaurants can be found in and around the village. For the commuter, the nearby railway station provides a regular service to Manchester, Manchester Airport and Crewe main line station. Access to the North-West motorway network can be found at Junction 18 of the M6 motorway.

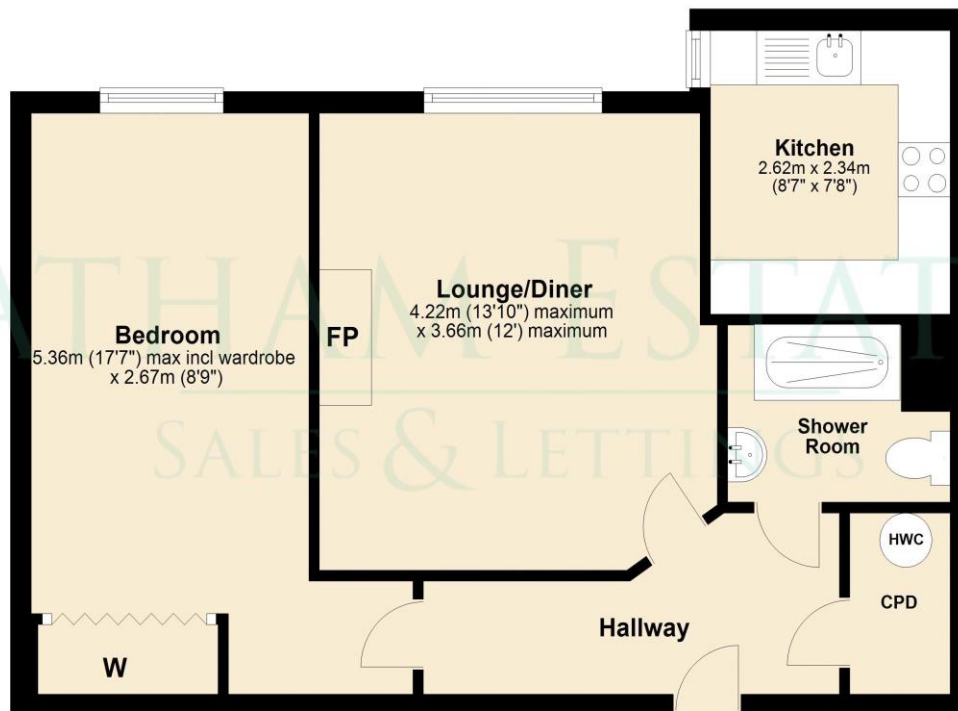
## Directions

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



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings  
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

Intending 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.