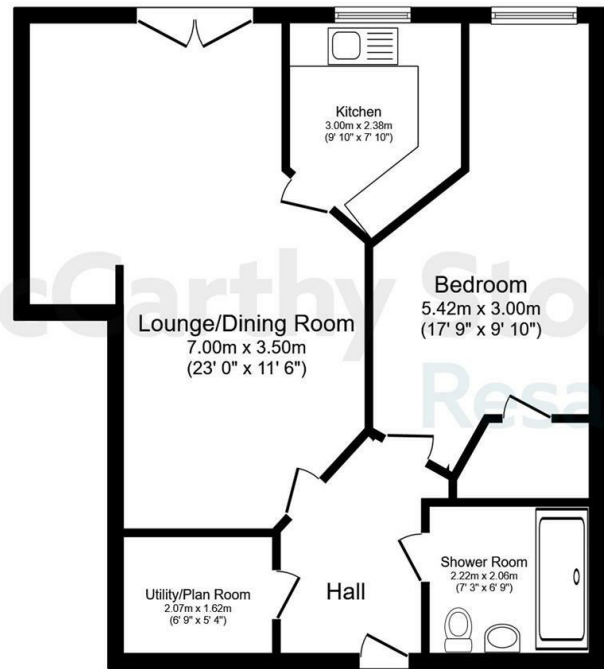


15 Roman Court

63 Wheelock Street, Middlewich, CW10 9RL

PRICE REDUCED



Total floor area 61.3 sq.m. (660 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

PRICE REDUCTION

Asking price £155,000 Leasehold

- DON'T MISS OUT ON THIS OPPORTUNITY -

Viewing is highly recommended on this delightful ONE BEDROOM FIRST FLOOR retirement apartment.

Located within our Roman Court Development for over 60's and ideally located on the high street of Middlewich.

The well planned accommodation briefly comprises of a welcoming entrance hallway. A generous lounge with space for dining and French doors to a Juliette Balcony. One double bedroom with a walk in wardrobe. Modern fitted kitchen with integrated appliances and a tiled shower room.

Call us on 0345 556 4104 to find out more.

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# 15 Roman Court, 63 Wheelock Street,

# 1 Bed | £155,000

**PRICE  
REDUCED**

## Local Area

Located right on the charming and traditional high street of Middlewich, Roman Court is a superb Retirement Living development for the over 60's, with 20 one bedroom and 30 two bedroom retirement apartments. All apartments can use the beautiful communal facilities and are situated in an amazing location in a town famous for its canal network and narrowboat holidays. This Retirement Living development offers a multitude of activities, entertainment and attractions, right on the doorstep.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedroom and shower room.

## Lounge

The spacious neutrally decorated lounge which benefits from TV and telephone points, Sky/Sky+ connection point. Three ceiling lights. Fitted carpets, raised electric power sockets. A partially double glazed door lead onto a separate kitchen.

## Kitchen

The internal fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Composite sink with mono lever tap and drainer. Waist level oven, ceramic hob, cooker hood and integral fridge & freezer.

## Bedroom

A good sized double bedroom benefits from a walk-in wardrobe fitted with hanging space and shelving units. Ceiling lights, TV and phone point.

## Shower Room

Partially tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## Service Charge

- Onsite House Manager
- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Annual service charge: £3,332.04 for financial year ending 28/02/2027.

## Lease Information

Lease: 990 years from 01/11/2019

## Additional Information & Services

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

## Moving Made Easy

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 speak with our Property Consultant today.

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