



McCarthy & Stone

RESALES



38 Latham Court Middlewich Road, Sandbach, CW11 1LF
Asking price £205,000 Leasehold

For further details
please call 0345 556 4104

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ARGUABLY ONE OF THE BEST POSITIONED ONE BEDROOM PROPERTIES IN THE DEVELOPMENT, WITH A CORNER DUAL ASPECT AND SOUTH FACING POSITION. THIS IMMACULATELY PRESENTED ONE BEDROOM TOP FLOOR APARTMENT MUST BE VIEWED TO APPRECIATE ITS QUALITY.

Latham Court

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 friends and family when they wish to stay.

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 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 Tunstall emergency response pull-cord system, smoke detector and apartment security door entry system with intercom are located here. Doors from the hallway lead to the bedroom, living room, shower room and the storage/airing cupboard.

Lounge

A lovely bright and airy dual aspect lounge benefiting from a side window and a Juliet balcony. There is a feature fireplace with inset electric fire creating an

attractive focal point for the room. There is also ample space for dining furniture. TV and telephone points, ceiling light, fitted carpets and raised electric power sockets. An oak effect partially glazed door leads in to 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 sits under a window with pleasant outlook. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

Bedroom

Double bedroom with floor to ceiling double width window. Walk-in wardrobe housing rails and shelving, ceiling light, TV and phone point.

Shower room

Tiled and fitted with suite comprising of walk in level access shower with glass screen, low level WC, vanity unit with wash basin built in and mirror above, shaving point, electric heater, extractor fan and a pull-cord for the 24-hour Tunstall emergency call system.

Service charge details

- 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.

Parking

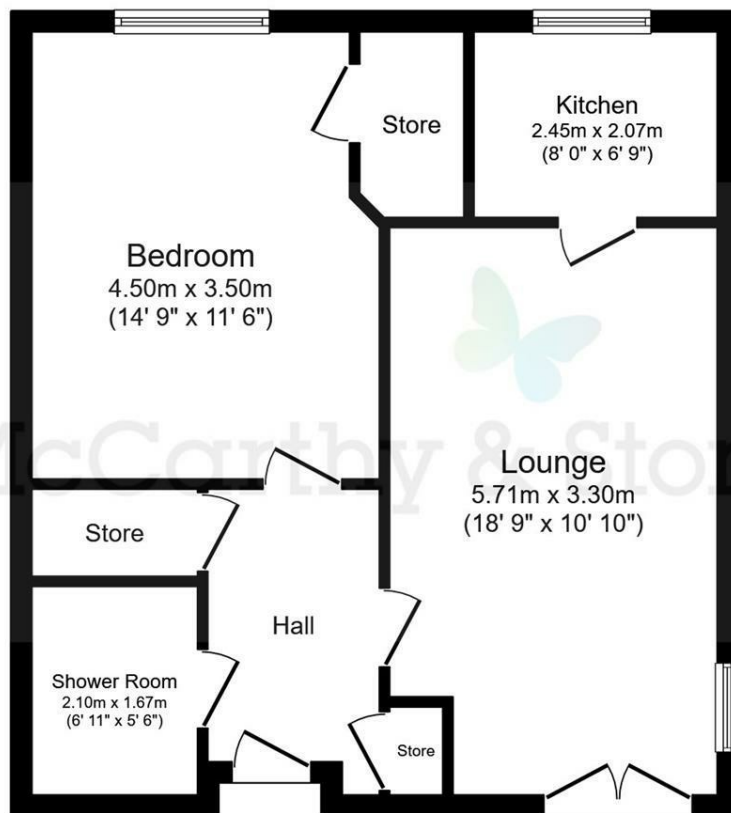
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Ownership details

Lease length 999 years from 2016
Ground rent per annum of £425







This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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