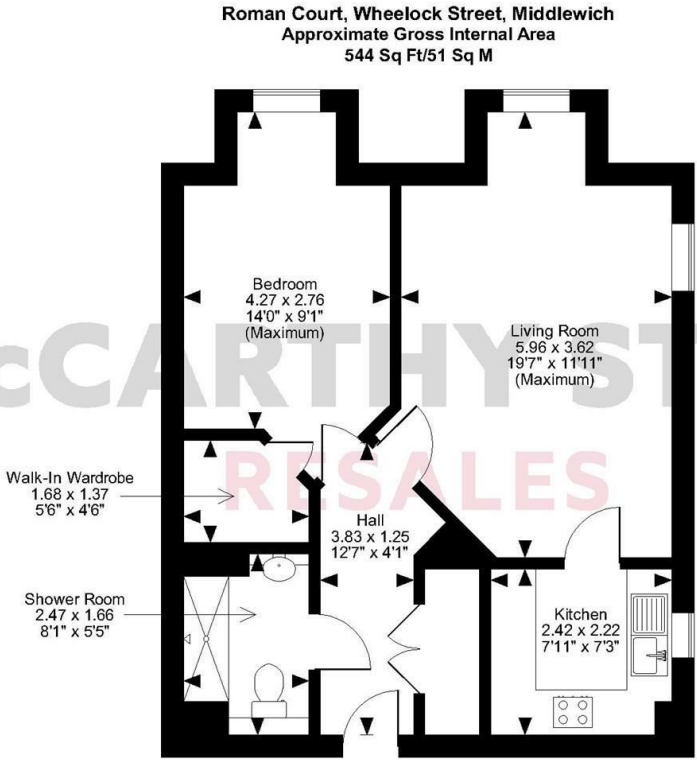


40 Roman Court

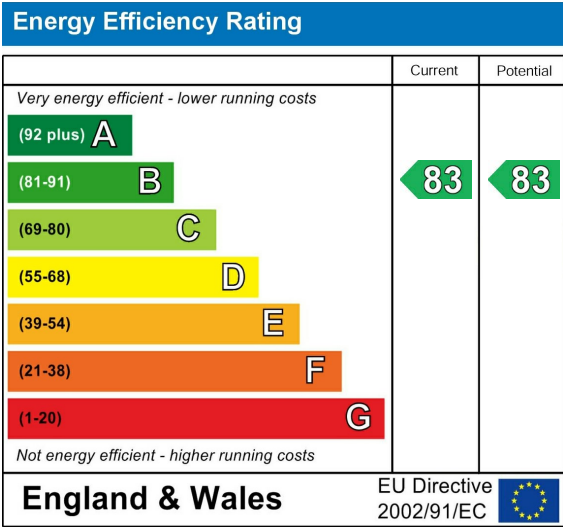
63 Wheelock Street, Middlewich, CW10 9RL

PRICE
REDUCED



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The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



PRICE REDUCTION

Asking price £175,000 Leasehold

This SOUTH EAST FACING ONE BEDROOM SECOND FLOOR retirement apartment in Roman Court is ideally located on the high street of Middlewich.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Call us on 0345 556 4104 to find out more.

40 Roman Court, 63 Wheelock Street,

1 Bed | £175,000

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 bathroom.

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

The well sized 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.

Service charge: £3105.08 per annum (for financial year end 28/02/2026)

Lease Information

Lease length 990 years from 2019

Additional Information & Services

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

