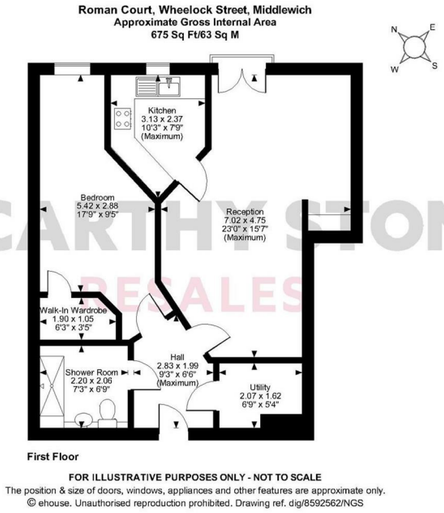
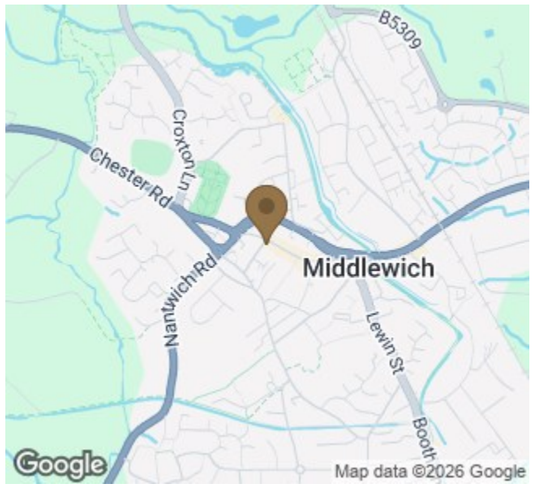
Excellent

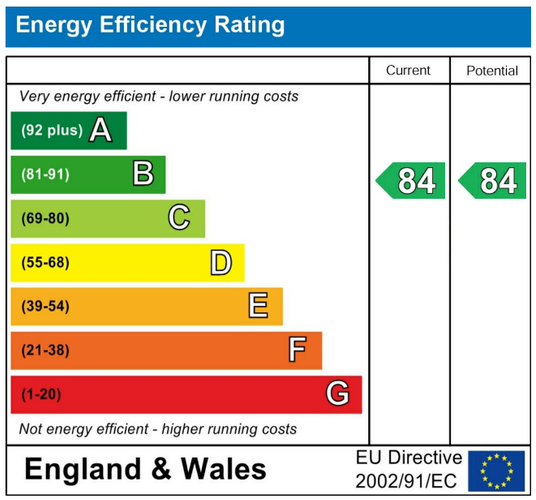
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Registered in England and Wales No. 10716544

The Property Ombudsman







14 Roman Court

63 Wheelock Street, Middlewich, CW10 9RL

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

Offers in the region of £160,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom retirement apartment
- ***Allocated Parking Space***
- Juliette balcony
- House Manager
- Guest suite
- Mobility scooter room
- 24/7 call system
- Communal lounge
- Camera entry system
- Close to all local amentities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

14 Roman Court, Middlewich

1 | 1 | Offers in the region of £160,000

Roman Court
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.

Property Overview
This immaculate one-bedroom ground-floor apartment enjoys a desirable position overlooking the communal gardens. The spacious lounge has double french doors opening to a juliet balcony, while the accommodation also features a modern fitted kitchen with integrated appliances, a generous double bedroom with a walk-in wardrobe, a contemporary shower room, and a spacious utility room. Ideally located close to the main entrance and with easy access to the home owners lounge and communal garden

Social Lifestyle
The Communal Lounge is at the heart of the community at Roman Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings alomg with fish and chip suppers, chinese, mexican and pizza nights along with bingo, quizzes and a chees and wine evening.They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Roman Courton a regular basis and always happy to welcome new clients.

Landscaped Gardens
One of the main social hubs of Roman Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge (RL)
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

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: £3,332.04 per annum (up to financial year end 28/02/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
990 years from 1st Nov 2019
Ground rent: £425 per annum
Ground rent review: 1st Nov 2034

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.

Car Parking
An allocated car parking space is included within the sale













