



Roman Court Wheelock Street, Middlewich CW10 9RL

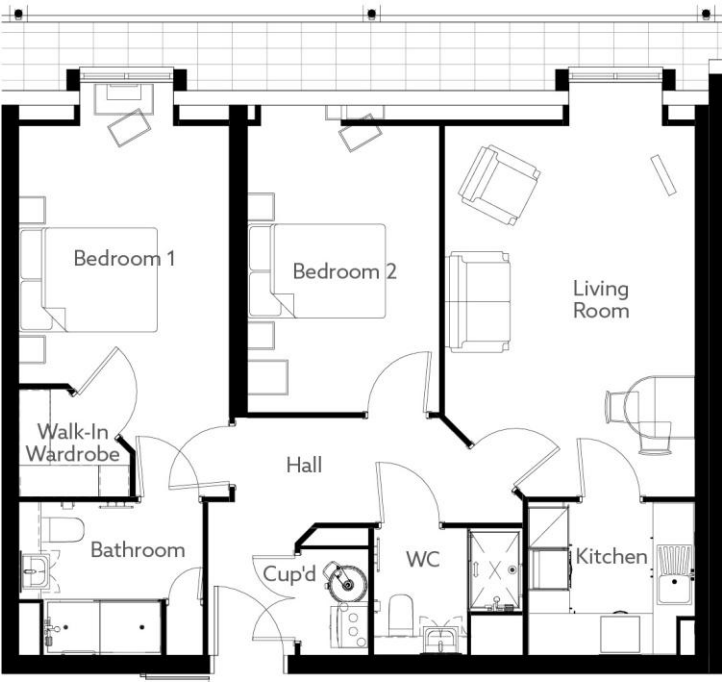
welcome to

Roman Court Wheelock Street, Middlewich

A brand NEW, two bedroom LUXURY APARTMENT in an OVER 60S retirement development. Middlewich town centre. Communal facilities. In house manager. Parking space available for purchase separately. Please call 0800 310 0236 and quote SC022430 to arrange a viewing.



44
75.08 SQM
808.2 SQFT



Bedroom 1 (Max)	9' - 11" x 19' - 5"	3032mm x 5930mm
Bedroom 2 (Max)	9' - 1" x 15' - 3"	2768mm x 4648mm
Lounge (Max)	11' - 10" x 19' - 5"	3602mm x 5930mm
Kitchen (Max)	7' - 10" x 7' - 3"	2400mm x 2200mm
WC (Max)	7' - 1" x 6' - 0"	2147mm x 1825mm
Bathroom (Max)	8' - 8" x 7' - 3"	2650mm x 2200mm

Living Room
19' 5" x 11' 10" (5.92m x 3.61m)

Kitchen
7' 10" x 7' 3" (2.39m x 2.21m)

Shower Room/W.C.
7' 1" x 6' (2.16m x 1.83m)

Bedroom One
19' 5" x 9' 11" (5.92m x 3.02m)

Ensuite
8' 8" x 7' 3" (2.64m x 2.21m)

Bedroom Two
15' 3" x 9' 1" (4.65m x 2.77m)

Agents Note
We are advised that parking is available at £5000 per space. Photographs and descriptions are illustrative only and not necessarily comprehensive of the apartment for sale. No reliance should be made upon them. Purchasers should inspect the property and verify all details themselves. Please speak to the branch or call 0800 310 0236 and quote SC022430 for more details or to arrange a viewing.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Roman Court Wheelock Street, Middlewich

- Brand New Two Bedroom Luxury Apartment
- Over 60's Retirement Development
- In The Heart of Middlewich Town Centre
- Parking Spaces Available for Purchase
- Well Behaved Pets Welcome

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 5236.41

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108477



Property Ref:
WSF108477 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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