

# Roman Court Wheelock Street, Middlewich CW10 9RL

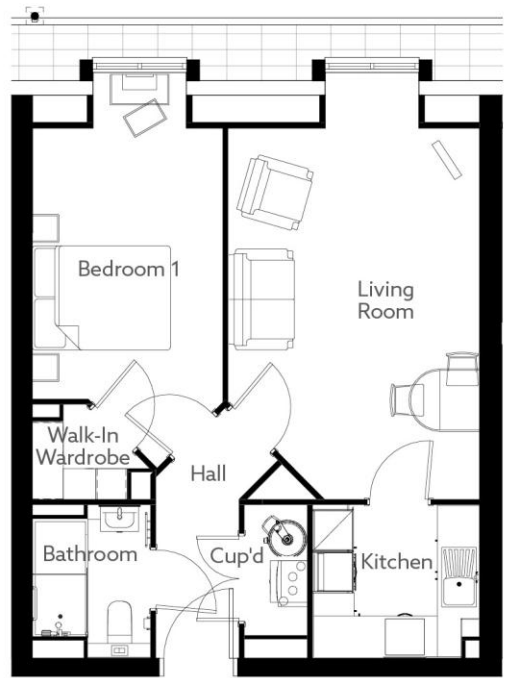
**welcome to**

**Roman Court Wheelock Street, Middlewich**

ONE BEDROOM, UPPER FLOOR APARTMENT IN MIDDLEWICH TOWN CENTRE, The master bedroom with walk-in wardrobe. OVER 60S DEVELOPMENT. Parking space available for purchase separately. Please call 0800 310 0236 and quote SC022430 to arrange a viewing.



33  
50.63 SQM  
545.0 SQFT



|                |                      |                 |
|----------------|----------------------|-----------------|
| Bedroom (Max)  | 9' - 0" x 16' - 1"   | 2741mm x 4894mm |
| Lounge (Max)   | 11' - 10" x 17' - 6" | 3619mm x 5338mm |
| Kitchen (Max)  | 7' - 10" x 7' - 3"   | 2400mm x 2200mm |
| Bathroom (Max) | 5' - 7" x 7' - 3"    | 1701mm x 2200mm |

**Entrance Hall**

**Utility Cupboard**

**Living Room**

17' 6" x 11' 10" ( 5.33m x 3.61m )

**Kitchen**

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

**Shower Room**

7' 3" x 5' 7" ( 2.21m x 1.70m )

**Bedroom**

16' 1" x 9' ( 4.90m x 2.74m )

**Agents Note**

Our Clients are offering the property on shared ownership based on affordability and other criteria. A 75% share is available at £127,500 with no rent payable on the retaining share. A 50% share is offered at £85,000 with a rent of £194.79 payable per month. McCarthy Stone reserve the right to alter these prices in line with market valuations. We are advised that parking is available at £5000 per space. Please make enquires with the branch.

**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 One Bedroom Luxury Apartment
- Over 60's Retirement Development
- Shared Ownership Purchase, The Advertised Price is for 75% Share
- 75% Share (no rent) and 50% Share (rent payable) Available to Purchase
- In The Heart of Middlewich Town Centre

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3490.95

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.



Please note the marker reflects the postcode not the actual property

**view this property online** [swetenhams.co.uk/Property/WSF108482](https://swetenhams.co.uk/Property/WSF108482)



Property Ref:  
WSF108482 - 0007

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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