

# chris hamriding

lettings & estate agents



## 36, Latham Court Middlewich Road, Sandbach, CW11 1LF

### Offers In The Region Of £150,000

Take a moment to view our guided tour of this second floor retirement apartment, conveniently placed for Sandbach Town Centre & its many amenities.

This well presented apartment is located in the heart of Sandbach town centre, and was purpose built by McCarthy & Stone for independent, retirement living for over 60's. The development includes a fantastic residents communal lounge, lift access to all floors, secure entrance system, landscaped gardens and a whole host of activities on site, should you wish to fully utilise the lifestyle these apartments offer! In addition, there is the use of a guest room facility for friends and family to stay at £25 per night! As an owner, you can also use the guest room at any McCarthy & Stone within their network, anywhere in the country!

The apartment itself has plenty of storage throughout plus a spacious lounge with Juliette balcony, a fitted well-equipped kitchen with branded appliances and a luxury main bedroom complete with walk-in wardrobe. Completing the accommodation is a fully tiled, sizeable shower room with white suite.

For those that drive, a parking space can be leased at £250 per year (paid each 6 months) - But for those who don't, you are just a short walk into the bustling, vibrant market town of Sandbach.

So read on, view our photos, tour and floorplan, then call the experts here at Chris Hamriding to book that all-important viewing!

**Accommodation**

**Entrance Hall 6'10" x 6'0" (2.09 x 1.85)**

**Lounge/Diner 22'8" x 10'5" (6.93 x 3.18)**

**Kitchen 7'6" x 5'8" (2.31 x 1.73)**

**Store/Utility 4'7" x 4'3" (1.41 x 1.30)**

**Bedroom One 20'2" x 6'1" (6.15 x 1.87)**  
**(maximum)**

**Walk-in wardrobe 5'6" x 3'10" (1.68 x 1.17)**

**Shower Room 6'11" x 5'6" (2.12 x 1.70)**



Floor Plan



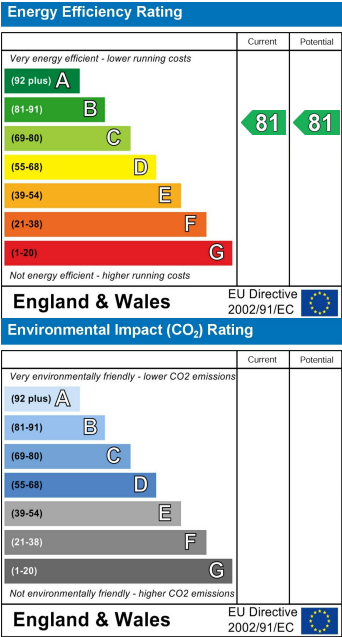
This plan is illustrative only,  
its details cannot be relied upon and no liability is taken for any errors.

Floor Plan

Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.