



- Second Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge/Dining Area
- Kitchen
- Bathroom
- Communal Gardens
- Allocated Garage
- No Onward Chain

**20 Lacey Court**  
Wilmslow, SK9 4BH

**£210,000**

A well presented, two double bedroom modern apartment, ideally located for Wilmslow and with local amenities close by. This second floor apartment comprises of an entrance hall, kitchen, lounge with dining space, two double bedrooms and bathroom. Externally there are communal gardens with allocated and visitors parking. The property benefits from having gas central heating, an allocated garage and no onward chain.

### **Communal Entrance**

Accessed via security intercom system. Well maintained hallway with stairs leading to first and second floors.

**Entrance Hall** 12' 8" x 6' 5" (3.86m x 1.95m)

Storage cupboard, radiator, loft access.

**Kitchen** 7' 8" x 9' 9" (2.34m x 2.97m)

Fitted with modern wall cupboards, base units and drawers. Work surface housing stainless steel sink unit and drainer with mixer tap.

**Living Room** 11' 2" x 13' 8" (3.40m x 4.16m)

Windows to front elevation, radiator. Open plan to kitchen area.

**Dining area** 15' 9" x 13' 9" (4.80m x 4.19m)

Dining area with window to side and rear aspect. Wall radiator

**Bedroom One** 10' 2" x 14' 2" (3.10m x 4.31m)

Large double bedroom with window to rear elevation and radiator.

**Bedroom Two** 11' 3" x 14' 1" (3.43m x 4.29m)

Large double bedroom with window to rear elevation and radiator.



**Bathroom 6' 5" x 10' 2" (1.95m x 3.10m)**

Fitted with modern suite comprising low level WC, pedestal wash hand basin and bath with shower and glass screen. Complimentary tiled splashbacks, extractor fan and radiator.

**External**

Communal gardens, allocated parking and visitors spaces.



**Ground Floor**

Approx. 97.3 sq. metres (1047.2 sq. feet)



Total area: approx. 97.3 sq. metres (1047.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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