

# 22 Green Hall Mews

Wilmslow, SK9 1LP



*mosley jarman*





## 22 Green Hall Mews, Wilmslow, SK9 1LP

**£255,000**

A two double bedroom ground floor apartment. The accommodation includes an 'L' shaped hall (with a deep storage cupboard/cloakroom), spacious living/dining room with dual aspect windows, kitchen (with fitted cupboards, integrated appliances that include an oven and grill, gas hob, extractor, fridge and freezer). Landing, two double bedrooms (one with recessed wardrobe) and a bathroom.

Double glazed and gas fired central heating (run by a Worcester combination boiler). No vendor chain.



- Purpose built ground floor apartment
- Central Wilmslow Town Centre location close to amenities
- Spacious living/dining room
- EPC rating - C
- Leasehold (own a 1/28th of the freehold. 999 year lease)
- Two double bedrooms
- Garage and parking space
- In need of some cosmetic updating
- Council Tax Band - D
- No seller chain





#### The Grounds & Gardens

Forming part of a purpose built block of six apartments there is a garage and parking space. Green Hall Mews is made up of three blocks of apartments that stand within well maintained established communal gardens.

#### The Location

The property is located in the heart of Wilmslow town centre off Parkway close to many local amenities including the train station. Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

#### Important Information

Council Tax Band: D

EPC grade: C

Heating: Gas (run by Worcester combination boiler)

Mains: Gas, Electric, Water

Flood Risk\*: Very low risk of flooding from rivers & seas. Low risk of surface water flooding.

Broadband\*\*: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage\*\*: Mobile coverage with all main providers (EE, Three, O2, Vodafone).

Parking: Garage & parking space

Rights of Way & Restrictive Covenants: No commercial vehicles permitted.

Accessibility: To be confirmed.

Tenure: Leasehold (own a 1/28th of the Freehold. 999 year lease). £0 ground rent.

Service charges: £2004 per annum (£167pcm).

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 1LP**

What 3 Words: **stocks.acid.soils**

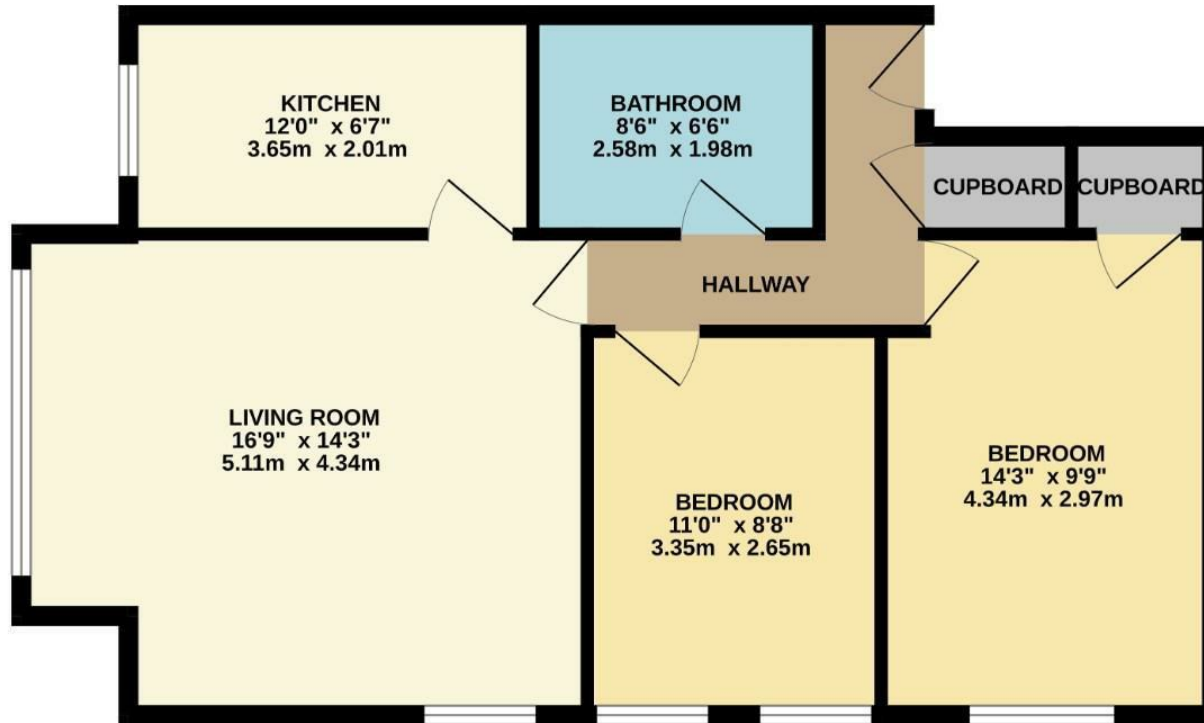
Council Tax Band: **D**

EPC Rating: **C**

Tenure: **Leasehold - Share of Freehold**



GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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