

2 Lawson Grange, Holly Road North
Wilmslow, SK9 1DZ

Lawson Grange

mosley jarman







2 Lawson Grange Holly Road North, Wilmslow, Cheshire, SK9 1DZ

£495,000

An immaculately presented and spacious two double bedroom, two-bathroom (one en-suite) ground floor apartment, which forms part of a purpose-built development of retirement apartments (over 60's) built by McCarthy & Stone in circa 2017.

The accommodation includes a good-sized hall, utility/storage room (with plumbing for a washing machine), impressive large open plan reception area with space for lounging and dining. There is direct access on to a private covered terrace/patio (with glass balustrade and lighting) which provides outside space. The kitchen is fitted with modern units, granite work surfaces and Neff integrated appliances including an electric oven, microwave, ceramic hob with extractor over, fridge, freezer and dishwasher. Large principal bedroom suite (with integral dressing room and shower room with white Roca sanitary ware and a walk-in shower. Heated towel rail and a mirror with LED lighting), large second double bedroom and a main bathroom (fitted with modern white Roca sanitary ware) walk in shower, heated towel rail and a mirror with LED lighting.

Double glazed and electric underfloor heating. There is an alarm system installed. Telephone intercom. No vendor chain. Owners benefit from exclusive access to a range of on-site amenities including a dedicated Home Manager, 24 hour emergency call system, stylish homeowners' lounge with kitchen, guest suite for overnight visitor and lift access to all floors.



- Ground floor apartment
- Purpose built development of retirement apartments built by McCarthy & Stone
- Two large double bedrooms and two bathrooms (one en-suite)
- Large open plan living, dining and kitchen
- Private patio/terrace
- EPC rating - B
- Council Tax Band - D
- Leasehold - 999 years from 2017
- No chain





Location

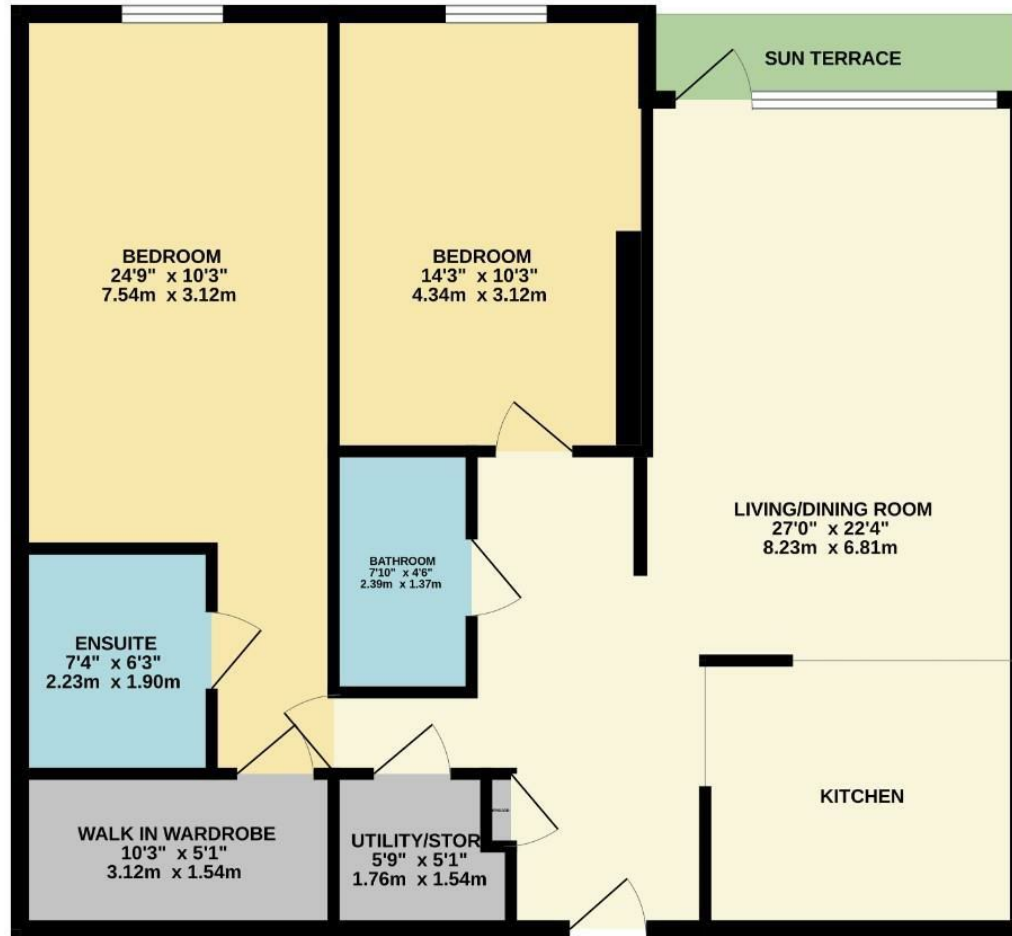
Situated in a sought-after tree lined location within a short walk of the town centre, the train station and many local amenities that include doctors, dentists, and supermarkets. Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central 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.

Residents Gardens, Grounds and Social Areas

The property benefits from a sun terrace off the living room. There is a secure car park to the front which offers a provision for visitors parking & a scooter store on site. There is a large southerly facing communal garden to the rear.

Postcode: **SK9 1DZ**
What 3 Words: **lists.follow.lived**
Council Tax Band: **Band D**
EPC Rating: **Band B**
Tenure: **Leasehold**

GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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