

13 Alderley Lodge

Wilmslow, SK9 6JR



mosley jarman



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£295,000

This two double bedroom, ground floor, purpose built apartment comprises of a central hallway (with large recessed storage cupboard), kitchen (fitted with traditional cabinets & appliances including a Bosch dishwasher, integrated oven, hob & fridge freezer), large well proportioned living/dining room (with feature fireplace & electric fire) that benefits from dual aspect views with patio doors with access to the communal grounds.

There are two good sized double bedrooms (both of which benefit from fitted wardrobes). The bedrooms share access to a good size shower room which is fitted with a glass shower enclosure, Mira electric shower, a vanity sink unit with integrated storage & heated towel radiator.

The property is heated via electric underfloor heating & an electric immersion heater provides the property with hot water. The property also benefits from being fully double glazed.



- Wilmslow Town Centre location
- Close to local supermarkets, doctors & dentists
- Large living/dining room
- Private front door
- No Vendor chain
- Spacious ground floor apartment
- Private garage & communal parking
- Two double bedrooms
- Direct access from living room in to communal gardens



Location

The property is located with a walking distance of all the local amenities including a good selection of retail outlets, restaurants, doctors, dentists practices, 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.

Gardens & Grounds

The development is set within well maintained quiet secluded communal grounds. The properties approached through a delightful, well tended courtyard garden.

The property also also benefits from a single garage & residents/visitor parking spaces.

Important Information

Council Tax Band: D

EPC grade: D

Heating: Electric (wet underfloor)

Mains: Electric, water

Flood Risk¹: Very low risk of flooding from rivers & seas. Low risk of surface water flooding.

Broadband²: Superfast Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage³: Mobile coverage with all main providers likely (EE, Three, O2, Vodafone).

Parking: Residents parking spaces available

Rights of Way & Restrictive Covenants: To be confirmed

Accessibility: To be confirmed

Tenure: Leasehold (£17.50 per annum). 999 years from September 1969.

¹Information provided by GOV.UK

²Information 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 6JR

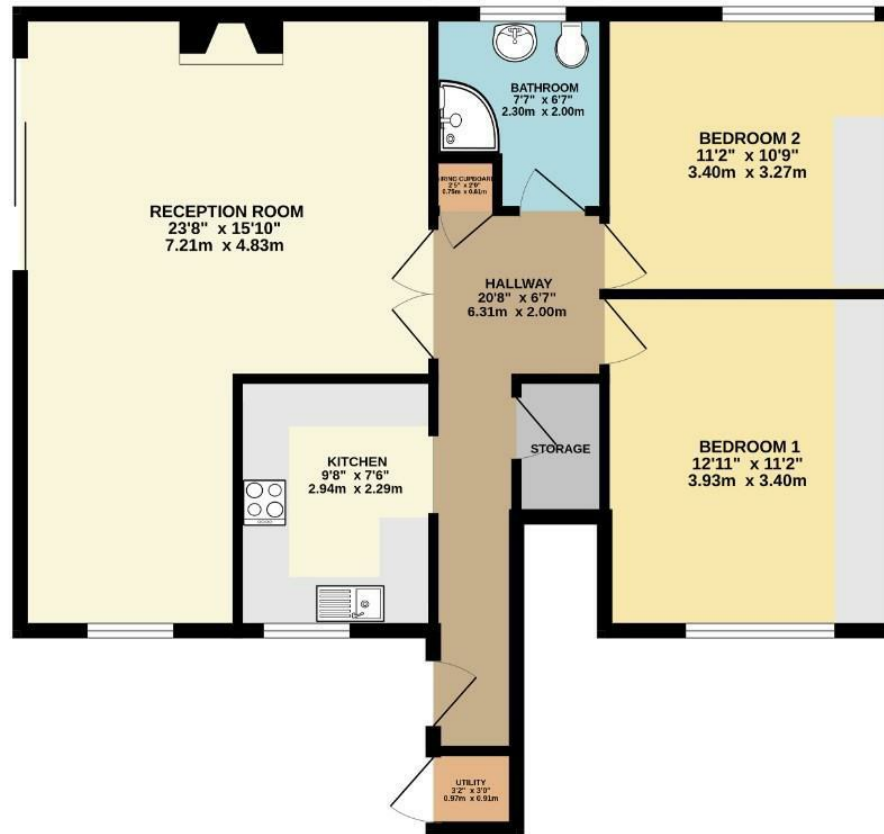
What 3 Words: risk.fired.vibe

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EPC Rating: D

Tenure: Leasehold

GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 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 misstatement. 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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