

Flat 31, Carrs Court

Wilmslow, SK9 1AW



mosley jarman



Flat 31, Carrs Court Church Street, Wilmslow, SK9 1AW

£174,950

A well-presented two double bedroom retirement apartment which forms part of the luxury Carrs Court development (a popular and well-established development of 47 retirement apartments built in 1996).

The apartment is located on the first floor in a private position. The accommodation includes a hall (with two double storage cupboards), cloak room/utility (with plumbing for washing machine), light & airy living room (with feature fireplace), kitchen (fitted with modern cream high gloss units and with Neff integrated appliances), main bedroom (with walk-in wardrobe), second double bedroom and a wet room (fitted with modern white sanitary ware, walk in shower area and large heated airing cupboard).

The property has UPVC double glazed windows and gas fired central heating run by a Worcester Bosch combination boiler. There is no vendor chain.

There are excellent on-site facilities including a spacious lounge, roomy restaurant and lovely gardens. There is a House Manager with staff on duty 24 hours a day, the apartment also benefits from emergency pull cord system and an impressive resident's lounge and conservatory.

Additionally there is a Guest suite for friends and relatives (£50 per night). Carrs Court runs an active social programme and there is a fabulous community spirit amongst residents and staff. Residents can access on-site services such as laundry, waste collection and handyman support. The apartment includes private off-street parking for residents and visitors in a secure enclosed courtyard. Central and convenient location in a secure enclosed courtyard. Wilmslow Town Centre location opposite Waitrose and next to St. Bartholomew's

- EPC rating - C
- Council Tax Band - E
- Leasehold - 96 years remaining.
- Service charge - £802.20 per calendar month. Which includes water rates and 1.5 hours of domestic help per week (cleaning, washing and ironing).
- No chain
- Pets permitted



Location

The property is conveniently located adjacent to Waitrose in a central town centre location within a short walk of Carrs Park, Wilmslow train station and many local amenities.

Gardens & Grounds

Externally the property benefits from secure gated car parking & beautifully tended communal garden areas for residents to relax in.

Important Information

Council Tax Band: E

EPC grade: C

Ground Rent: £0

Service Charge: £802.20 per calendar month. Which includes water rates and 1.5 hours of domestic help per week (cleaning, washing and ironing).

Heating: Gas

Mains: Gas, electric, water

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

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

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

Parking: Off road parking in residents car park

Rights of Way & Restrictive Covenants: To be confirmed

Accessibility: There are lifts to all floors and easy access automatic doors at every entrance at the property.

Tenure: Leasehold. 125 years from 1/1/1995

* 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 1AW**

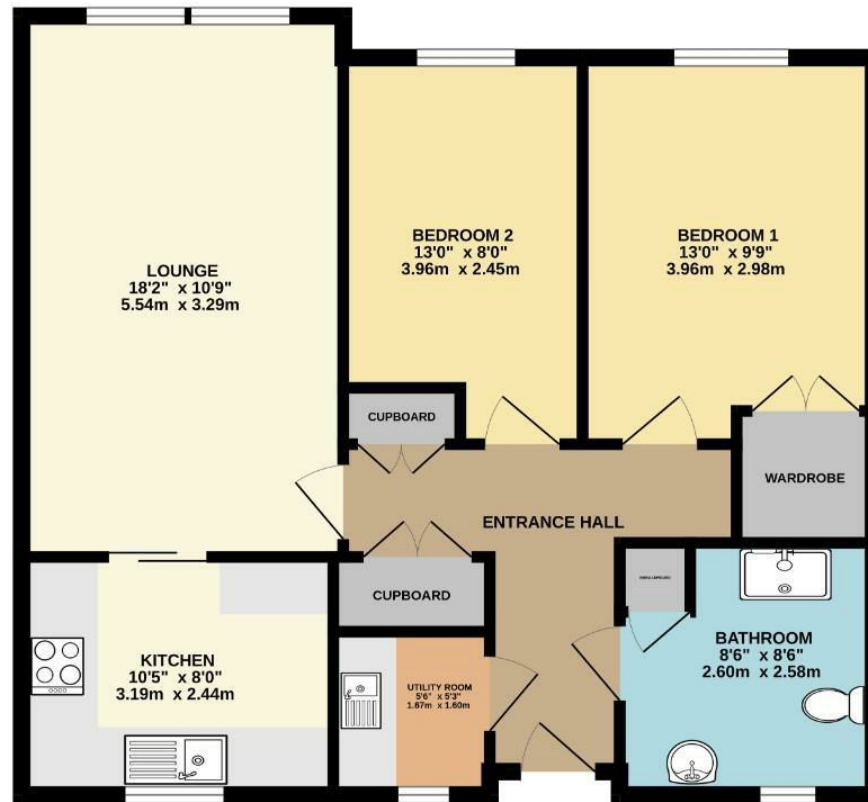
What 3 Words: **faded.feel.beard**

Council Tax Band: **E**

EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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 read 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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