



The Flat, 19 Hawthorn Lane, Wilmslow, Cheshire, SK9 5DD

mosley jarman

The Flat, 19 Hawthorn Lane, Wilmslow, Cheshire, SK9 5DD

£1,695 Per Calendar Month

- Stylishly presented and spacious duplex apartment
- Three double bedrooms and two shower rooms
- Attractive living room and modern refitted dining kitchen
- Gas central heating
- Accommodation over two levels (first and second floor)
- Sought after central Wilmslow location
- Allocated parking
- Train station only a few minutes walk away
- Deceptive accommodation which must be viewed
- Council Tax band: D (Cheshire East). EPC rating: D





The Flat, 19 Hawthorn Lane, Wilmslow, Cheshire, SK9 5DD

Per Calendar Month £1,695 Per Calendar Month

A stylishly presented, spacious and re-modelled three double bedroom two-shower room duplex apartment occupying the first and second floors of an attractive Victorian house conversion. Situated in a highly convenient and sought after central Wilmslow town centre location within a short walk of the train station and many local amenities. Gas central heating (run by a Worcester combination boiler). The accommodation is accessed through a private entrance porch and a private front door and includes a hall (with cornice and a staircase ascends to the first floor). A landing (with further staircase to the second floor) leads to an elegant living room with feature display fireplace, modern living kitchen (with ample space for dining making the perfect entertaining area. Fitted with modern units, integrated appliances), double bedroom and a shower room (with modern white sanitary ware and a large walk in shower). The second-floor landing provides access to a walk-in dressing/storage room, two double bedrooms and a second modern refitted shower room (fitted with modern white sanitary ware). There is allocated car parking for one car. UNFURNISHED. AVAILABLE: 26th JULY 2024

IMPORTANT INFORMATION

Parking - Off road parking for one car at the front of the property

Heating - Gas central heating

EPC Grade: D (64/78)

Council Tax Band: D (Cheshire East)

Mains: Gas, Electric, Water

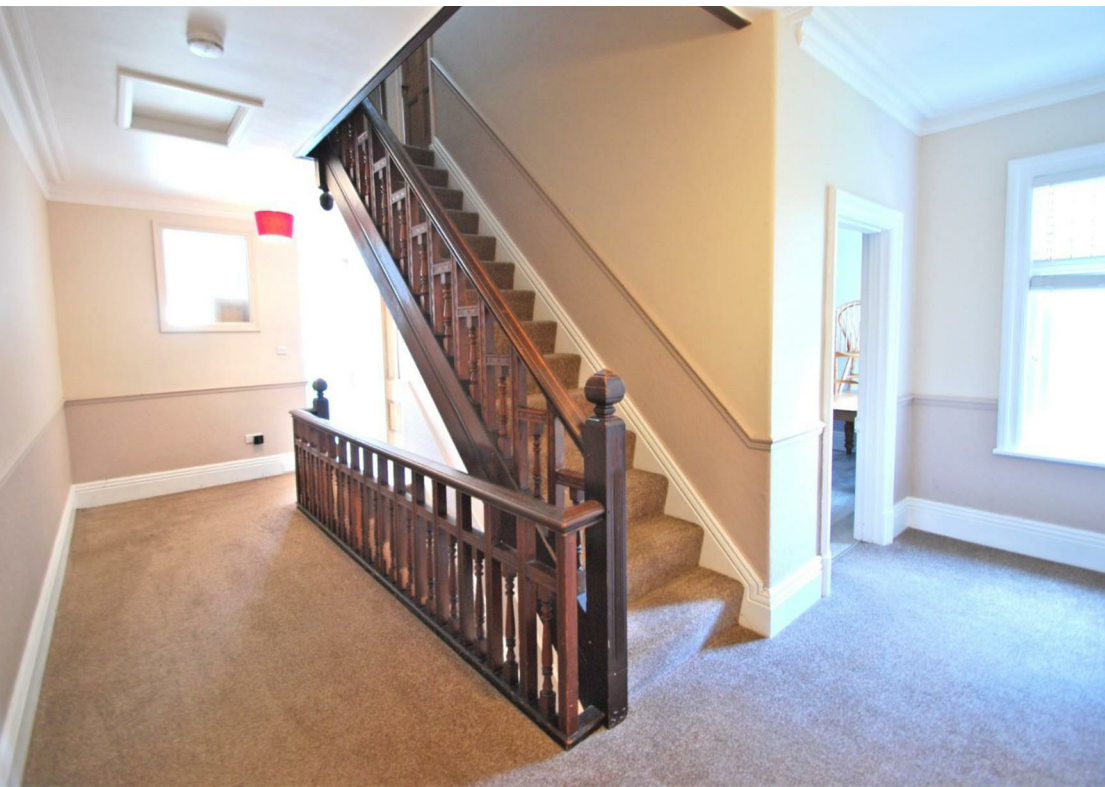
Flood Risk: Very low risk of flooding.

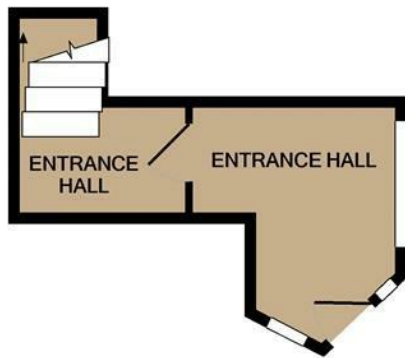
Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit cheshireeast.gov.uk/gardenbin

Broadband providers - Openreach and Virgin Media. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE and Three

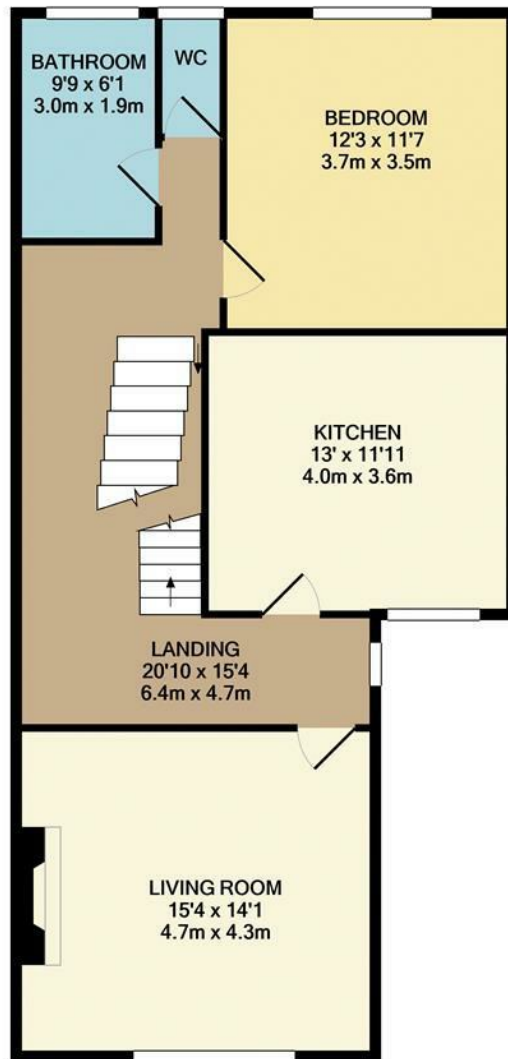
Mobile providers - Likely coverage by EE, and Vodafone

*Broadband and mobile providers information taken from the Ofcom mobile and broadband checker

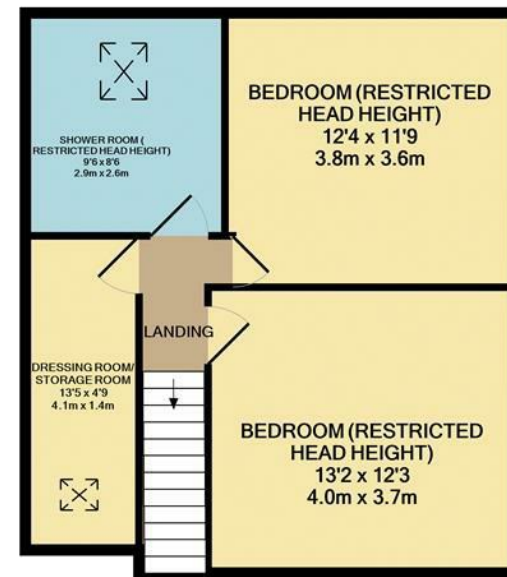




GROUND FLOOR
APPROX. FLOOR
AREA 125 SQ.FT.
(11.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 835 SQ.FT.
(77.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1459 SQ.FT. (135.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021

44 Alderley Road, Wilmslow, Cheshire SK9 1NY
Tel: 01625 444 899 Email: wilmslow@mosleyjarman.co.uk
www.mosleyjarman.co.uk

PROPERTY MISDESCRIPTION ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. the buyer is advised to obtain verification from his or her Professional Buyer. References to the tenure of the proeprty are baed on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

