

Flat 6, Witchingham Adlington Road  
Wilmslow, SK9 2AL



*mosley jarman*





## Flat 6, Witchingham Adlington Road, Wilmslow, SK9 2AL

**£500,000**

A spacious (over 1200 sq ft) and immaculately presented two double bedroom two bathroom (one en-suite) purpose built first floor apartment with a large west facing private balcony/terrace.

The accommodation includes an entrance lobby (with recessed double cloak cupboard), good sized hall (with recessed linen cupboard), magnificent living/dining room (24'6 max x 16'8 max with dual aspect windows overlooking the gardens, an inset living flame gas fire, ceiling cornice and access on to a private covered balcony/terrace), dining kitchen (17'1 x 11'6 fitted with modern 'Shaker' style units, a central island unit with room for bar stools and integrated Neff appliances that include a gas hob, electric oven, microwave, extractor hood, dishwasher, washer/dryer and a fridge freezer. There is a tiled floor, coving, ceiling downlighters and French doors open to the covered balcony/terrace), Main bedroom (with fitted wardrobes and a dressing table. Dual aspect windows and two wall lights) with an en-suite shower room (with modern white sanitary ware and a large walk-in shower with glass screen with thermostatic shower fittings within. Tiled floor and walls). A second double bedroom (with fitted wardrobes and two wall lights) and a main bathroom (with white sanitary ware which includes a bath and there is also a separate glazed and tiled shower enclosure with thermostatic shower fittings within. Tiled splash backs and tiled floor).

The large, covered balcony/terrace (measures 11'0 x 7'8) and has direct access from both the dining kitchen and living/dining room. It is westerly facing, paved and there is an outside wall light.

The apartment is double glazed, gas fired central heated (run by a Vaillant combination boiler), there is an alarm and there is telephone intercom access.



- A spacious and immaculately presented first floor apartment
- Two double bedrooms (with fitted wardrobes) and two bathrooms (one en-suite)
- Magnificent living/dining room (with dual aspect windows)
- Dining kitchen (with island, Shaker style units and integrated Neff appliances)
- Westerly facing covered balcony
- Secure development behind electric gates
- Attractive well-tended communal gardens
- Garage with electric door





### The Grounds & Gardens

There is secure gated (fob access) parking within a garage (17'0 x 9'8 with electric door and with light and power) and there are attractive well-tended established gardens surrounding the development.

### The Location

The apartment forms part of the secure gated development known as 'Witchingham' which is situated within walking distance of the town centre and train station as well as having nearby access to the 'Bollin Valley'.

### Important Information

Council Tax Band: TBC

EPC grade: TBC

Heating: Gas (radiators) & electric fireplace

Mains: Gas, electric, water

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

flooding.

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

Mobile Coverage\*\*: Mobile coverage may be limited with EE & O2. Vodafone likely.

Parking: Residents parking and garage.

Rights of Way & Restrictive Covenants: TBC

Accessibility: There is a lift to the property and ramp access to the front door.

Tenure: Leasehold

\* 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 2AL**

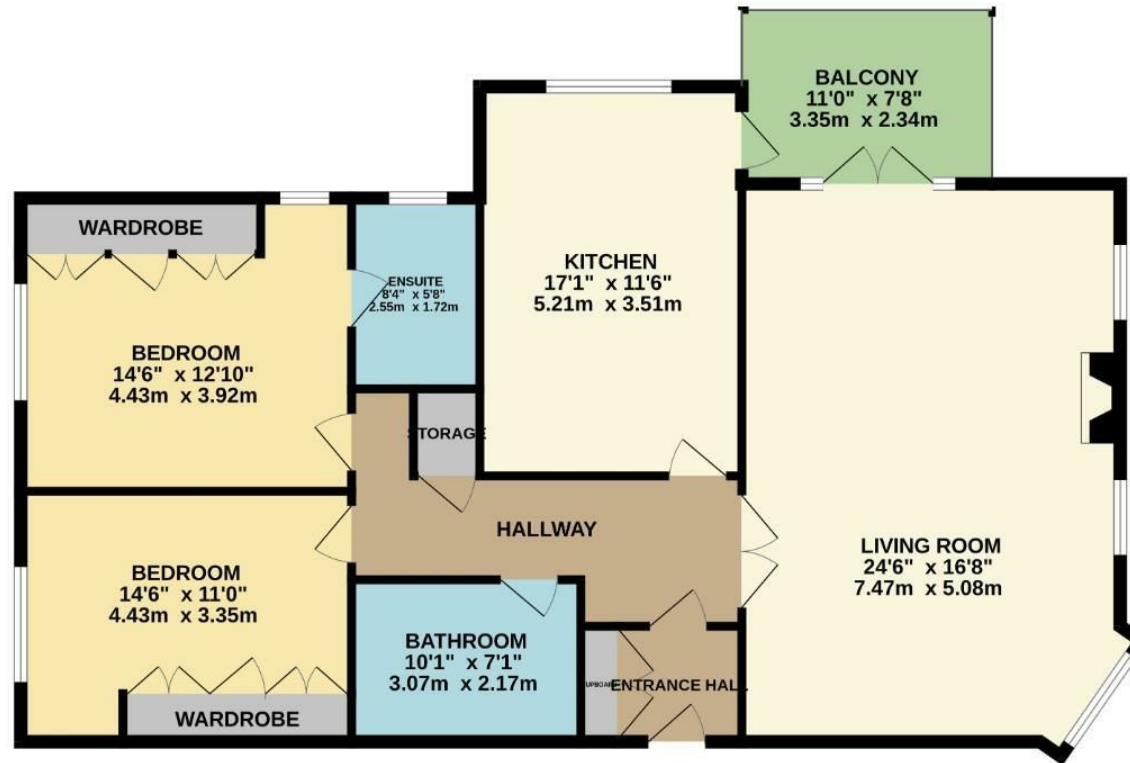
What 3 Words: **aims.work.humble**

Council Tax Band: **F**

EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR  
1212 sq.ft. (112.6 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 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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