

# 3 The Willows, Woodacres Court

Wilmslow, SK9 6BB



*mosley jarman*





### 3 The Willows, Woodacres Court, Wilmslow, SK9 6BB

**£245,000**

Tucked away in a more private setting within the highly desired 'Woodacres' retirement development, an excellent ground floor apartment with private views.

Perfect for the over 60's, this delightful two bedroom apartment takes great advantage from a highly convenient location minutes from a local parade of shops, with a convenience store, butcher and chemist to name but a few. Additionally, pleasant walks through the locally renowned 'Lindow Common' can be accessed within minutes.

The development offers many important on-site amenities, such as a house manager, a careline emergency pull-cord system, laundry room and on-site parking for residents and visitors.

In brief, the accommodation comprises of a welcoming communal hall with security intercom system, a private hall with useful storage, then a spacious living room with feature fireplace, a fitted kitchen, two bedrooms and a re-fitted shower room.



- Well-Positioned Ground Floor Retirement Apartment
- Close to Shops
- Separate Living Room
- Re-fitted Shower Room
- House Manager & Emergency Careline System
- Highly Convenient Setting
- Two Bedrooms
- Fitted Kitchen
- Beautiful Well-Tended Communal Gardens
- Laundry Room





### Grounds & Gardens

The development sits within extensive well-stocked enveloping gardens with a large communal lawned garden to the rear and pleasant gardens to the front, all with ample seating areas.

### The Location

Tucked away off Oak Lane, the development sits within a desirable convenient and secluded South Wilmslow location. There is an ease of access to a nearby local parade of shops serving many 'day to day' needs, with a well-stocked convenience store, a butcher and chemist. However, Wilmslow Town Centre is within a short drive away.

### Important Information

Council Tax Band:

EPC grade: D

Heating:

Mains: Electric, Water

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

Broadband\*\*: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage\*\*: Mobile coverage with EE, O2 & Vodafone likely).

Parking: Residents parking available.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: There is a step free access into the apartment.

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 6BB**

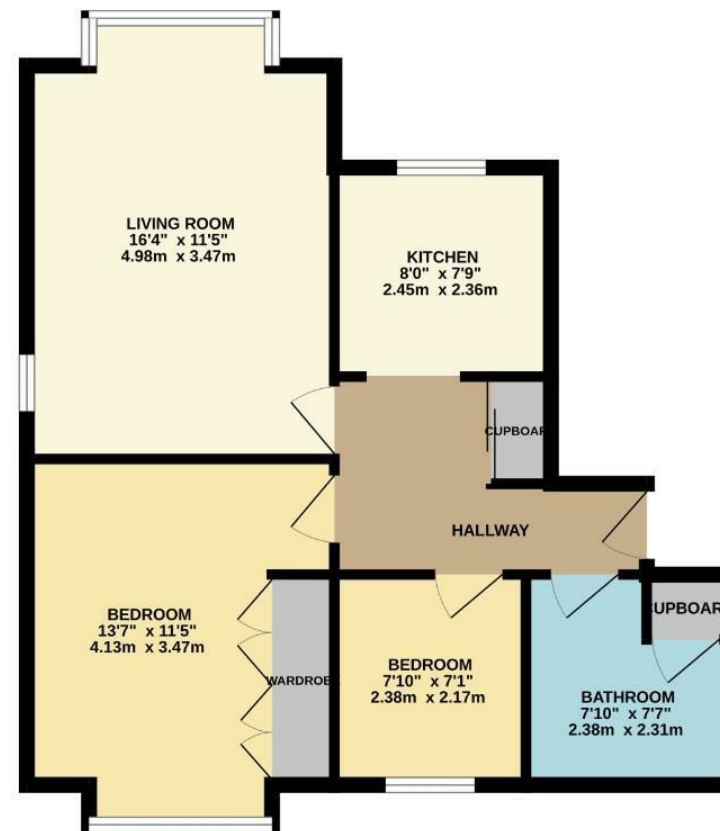
What 3 Words: **forks.plates.onion**

Council Tax Band: **C**

EPC Rating: **D**

Tenure: **Leasehold - Share of Freehold**

GROUND FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 573 sq.ft. (53.3 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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