

2b Grove Way

Wilmslow, Cheshire, SK9 5AG

mosley jarman



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**£825 Per Calendar Month**

Contemporary living within the heart of Wilmslow. A first floor studio apartment set within a sought after location right in the heart of the centre. A communal stairway leads to the first floor, and the studio apartment briefly reveals: Open-plan living room (includes two-seater sofa and table with two chairs), kitchen with appliances (hob, oven, extractor fan, washer/dryer, dishwasher) pull-down double bed within a fitted storage unit (storage cupboards above the bed and to the side) and separate quality shower-room. The property has double-glazing and electric heating. Entry phone system. One parking space is provided (Permit provided). Wilmslow train station is within a five minute walk. PART-FURNISHED. AVAILABLE: 12th DECEMBER 2025



- Heating - Electric heating
- EPC rating - D (65/75)
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit [cheshireeast.gov.uk/gardenbin](http://cheshireeast.gov.uk/gardenbin)
- Water Meter - TBC
- Mains - Electric, water and drainage
- Council Tax Band - A (Cheshire East)
- \*\*Flood risk - Very Low (Surface water)
- \*Broadband - Openreach. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, and Three.
- \*Mobile - Likely coverage by O2, Vodafone, EE, and Three



Postcode: **SK9 5AG**  
What 3 Words: **match.bend.basket**  
Council Tax Band: **A**  
EPC Rating: **D**  
Tenure:



TOTAL APPROX. FLOOR AREA 271 SQ.FT. (25.2 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

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PROPERTY MISDESCRIPTIONS 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 property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.