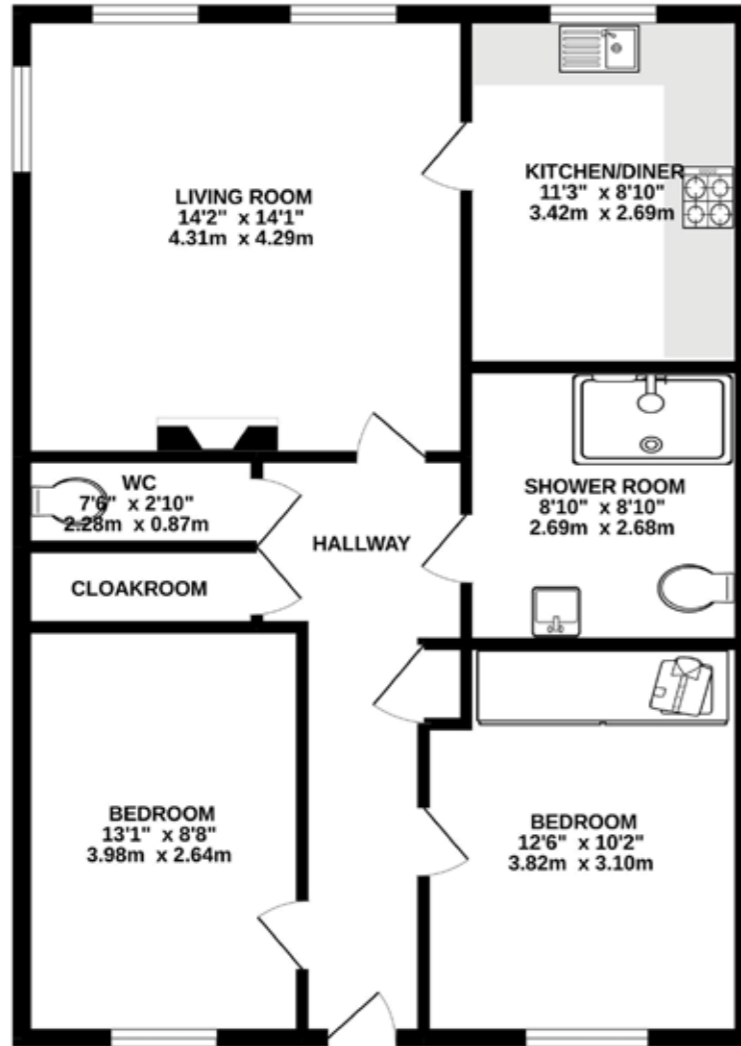


APT 40, CARRS COURT
Church Street, Wilmslow
£159,000

SECOND FLOOR
13 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.1 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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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Wilmslow
40, Alderley Road, WILMSLOW SK9 1NY
01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



Enjoying PLEASANT VIEWS towards ST BARTHOLOMEW'S CHURCH, this spacious second floor retirement apartment benefits from a popular 'front row' position within the highly acclaimed gated 'Carrs Court' development, with its EXCELLENT ON-SITE FACILITIES.

GASCOIGNE HALMAN

- Well Positioned Second Floor Retirement Apartment
- Pleasant Views Towards St Bartholomew's Church
- Living Room With Dual Aspect
- Separate Dining Kitchen

- Shower Room and Separate WC
- Two Bedrooms With Fitted Wardrobes To The Master
- Convenient Setting Close to Wilmslow Town Centre

£159,000

APT 40, CARRS COURT

Church Street, Wilmslow



DESCRIPTION

A well-positioned retirement apartment that enjoys pleasant front views down towards St Bartholomew's Church and up towards Waitrose. Approached via a lift to the second floor, the apartment comprises an entrance hallway with useful storage, two bedrooms with fitted wardrobes to the master bedroom, then a pleasant bright living room, an adjoining fitted kitchen and shower room plus separate wc. The Carrs Court development is positioned in a convenient setting close to Wilmslow Town Centre, with excellent on-site facilities including an on-site house manager, restaurant, large communal residents lounge and

conservatory, pleasant gardens and gated parking. The service charge is £700.25 per month (subject to verification by solicitors). Please note: It is possible that there could be a charge made upon selling a retirement apartment, payable to the management company. Please contact the office for further details.

LOCATION

This excellent apartment is situated minutes from Waitrose Supermarket, with the town centre and all its popular 'day to day' amenities extremely close by. For any visitors the train station is also close by and pleasant picturesque walks can also be enjoyed through 'The Carrs' along the River Bollin valley.

DIRECTIONS

Sat-Nav: SK9 1AW

TENURE

We are advised the tenure of the property is leasehold for 125 years from January 1995. Subject to verification by solicitors.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East. Property Band: E

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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