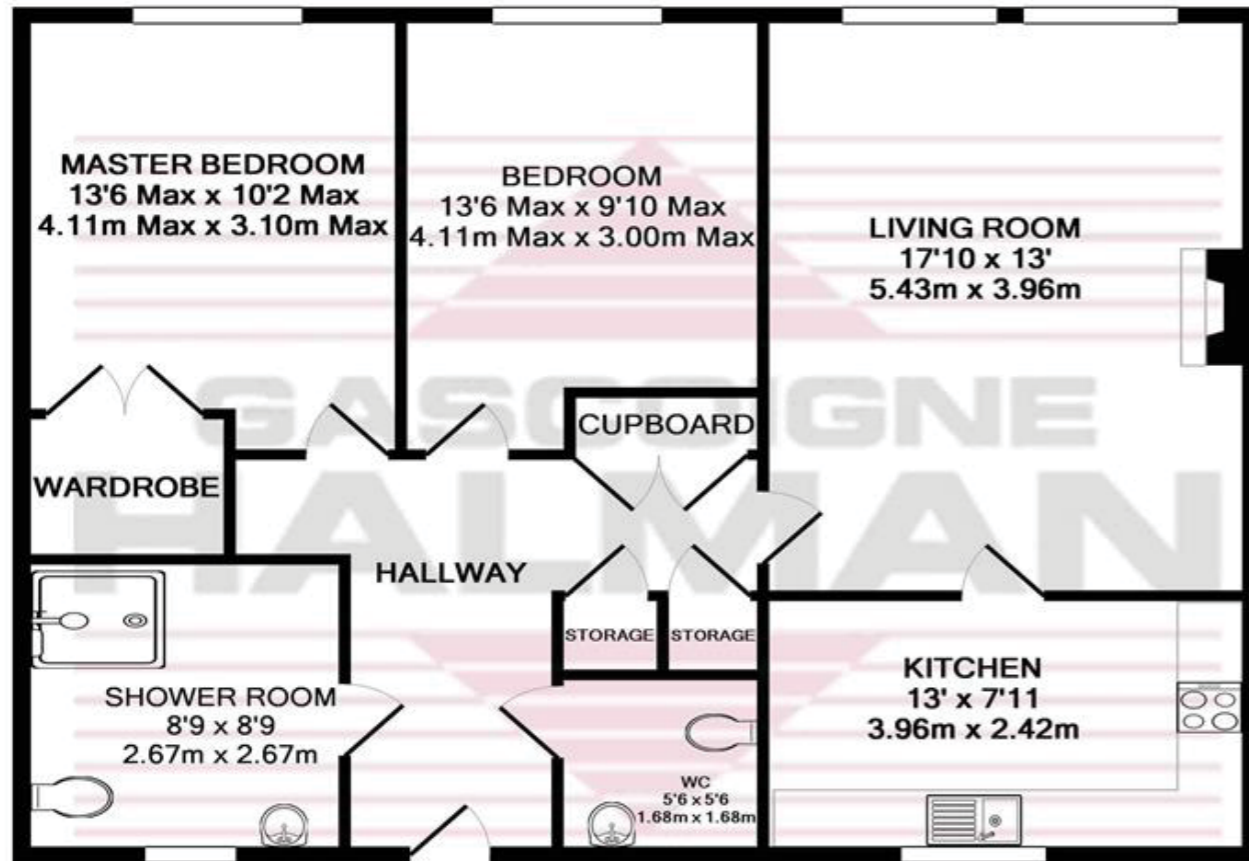


APT 9, CARRS COURT
 Church Street, Wilmslow
£159,950



TOTAL APPROX. FLOOR AREA 849 SQ.FT. (78.9 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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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

Located in the CENTRE OF WILMSLOW at the front of the development, this well-presented GROUND floor TWO BEDROOM RETIREMENT apartment is situated within the HIGHLY REGARDED Carrs Court and benefits from EXCELLENT ON-SITE AMENITIES including a restaurant, housekeeper, and residents' living room.

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

- SUPERB GROUND FLOOR RETIREMENT APARTMENT
- PRIME POSITION AT THE FRONT OF THE DEVELOPMENT CLOSE TO THE FRONT ENTRANCE AND COMMUNAL LOUNGE
- TWO DOUBLE BEDROOMS WITH WALK-IN WARDROBE TO THE MASTER
-

- EXCELLENT ON-SITE FACILITIES INCLUDING RESTAURANT AND HOUSE MANAGER
- GOOD SIZED LIVING ROOM
- FITTED KITCHEN AND SHOWER ROOM
- IMPRESSIVE RESIDENTS' LOUNGE AND CONSERVATORY
- CENTRAL POSITION CLOSE TO WAITROSE AND THE CARRS PARK

£159,950

APARTMENT 9, CARRS COURT

Church Street, Wilmslow



DESCRIPTION

An ideal retirement apartment, situated within the secure gated 'Carrs Court' development, providing excellent on-site residents facilities with a superb restaurant, impressive residents lounge, on-site house manager, secure gated parking and a lift to all floors. The apartment itself enjoys a prime position at the front of the development and is offered in good condition. Internally the apartment comprises, entrance hall, living room, modern fitted kitchen, two bedrooms, separate WC and wetroom. There are also three useful storage cupboards and built-in wardrobes off the master bedroom.

We recommend an internal viewing to fully appreciate the apartment and facilities Carrs Court has to offer.

NOTE: the current service charge is £742.37 per month and a water charge of £30.83 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

Conveniently situated within a short stroll of Wilmslow town centre with its excellent range of shops and general services, restaurants and amenities. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 1AW

TENURE

Leasehold for 125 years from 01/01/1995. 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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