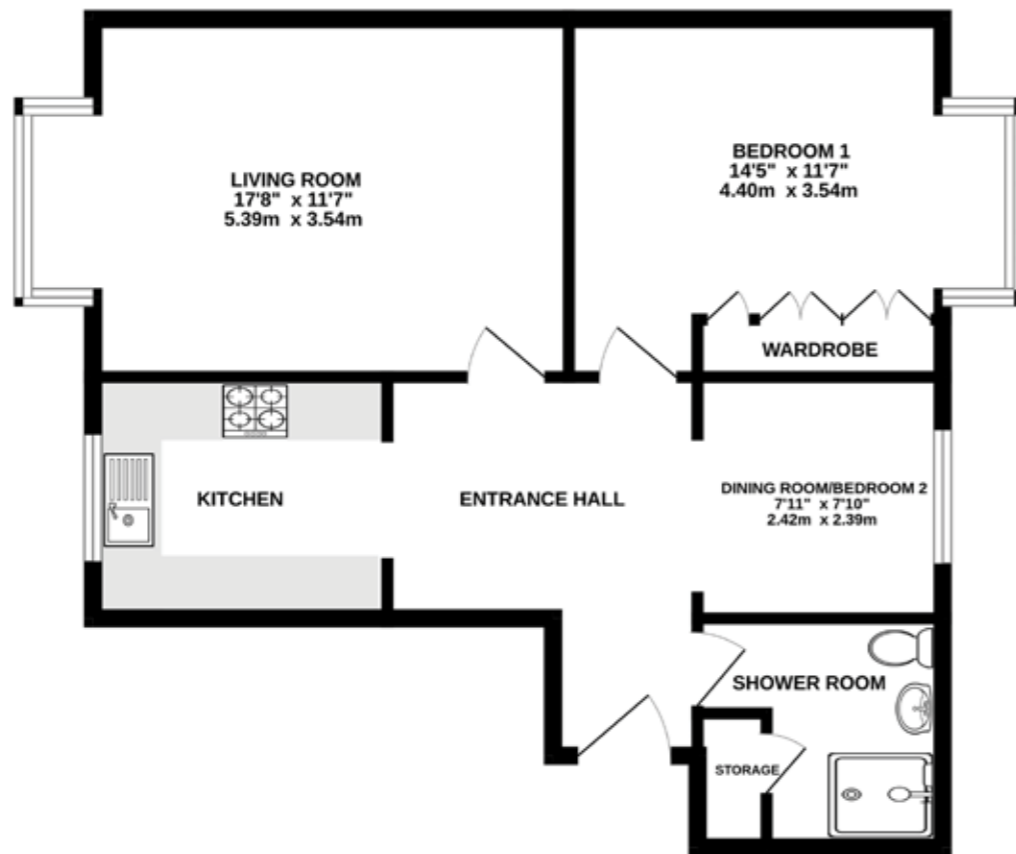


GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, screens 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, fixtures 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

4 THE CEDARS
Woodacres Court, Wilmslow
£260,000



A superb TWO BEDROOM apartment for the over-60's, situated within the highly desirable WOODACRES COURT development, positioned within easy reach of an excellent range of local shops on Chapel Lane along with pleasant walks around Lindow Common.

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

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GASCOIGNE HALMAN

- SPACIOUS FIRST FLOOR APARTMENT FOR THE OVER-60'S
- RECENTLY REFITTED KITCHEN AND SHOWER ROOM
- MODERN PRESENTATION THROUGHOUT
- WELL MAINTAINED COMMUNAL GROUNDS
- OFF ROAD PARKING AVAILABLE
- WALKING DISTANCE TO SHOPS AND AMENITIES
- BEAUTIFULLY PRESENTED AND READY TO MOVE INTO

£260,000

4 THE CEDARS

Woodacres Court, Wilmslow



DESCRIPTION

Positioned within 'The Cedars', this excellent front facing first floor apartment enjoys a pleasant view over the front street scene, whilst the two bedrooms overlook the fabulous well-maintained rear communal garden. Perfect for the over 60's, with emergency pull-cord system, a house manager, ample parking and laundry facilities.

Internally, the apartment offers an entrance hall, a spacious living-dining room, then a modern fitted separate kitchen, two bedrooms, one with fitted bedroom furniture, and a refitted white shower room with storage cupboard.

The service charge is £155 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 easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants, cafes and wine bars. 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 library and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 6BB

TENURE

Leasehold for 125 years from 29/01/1988 with a ground rent of £60 per annum. 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: C

VIEWING

Viewing strictly by appointment through the Agents.

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



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