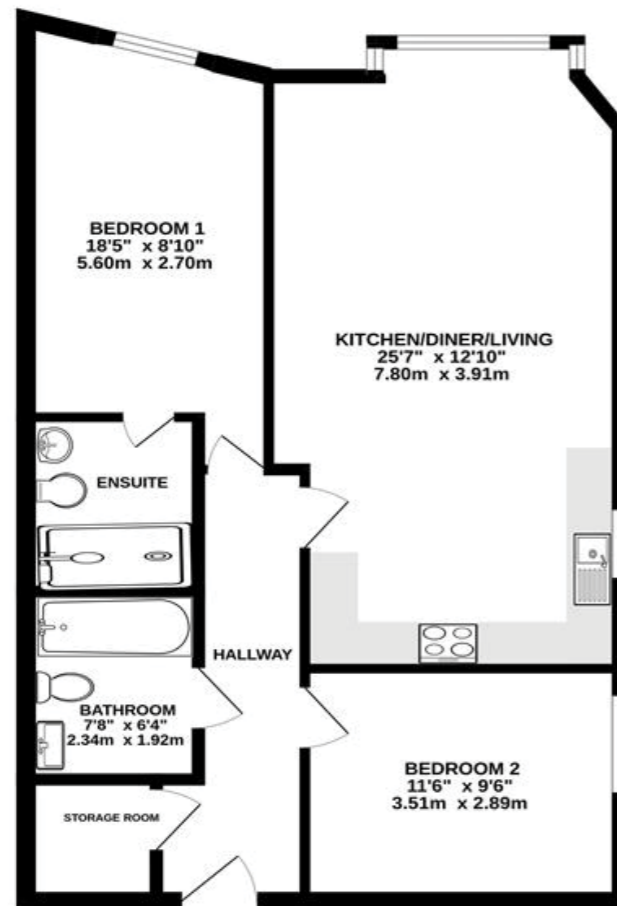


APT 11, CENTRAL PLACE
 Station Road, Wilmslow
£277,000

GROUND FLOOR
 750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 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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THE AREAS LEADING ESTATE AGENCY

A well-presented and spacious top floor apartment situated in the popular 'Central Place' development in the heart of Wilmslow town centre just moments from the train station and all the amenities Wilmslow offers. The apartment boasts two double bedrooms, two modern bath/shower rooms and a large living-dining-kitchen and has the benefit of secure underground parking and lift access. Sold with no vendor chain.

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

- CONVENIENT WILMSLOW TOWN CENTRE LOCATION
- SPACIOUS TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS AND TWO CONTEMPORARY BATH/SHOWER ROOMS

- LARGE LIVING-DINING-KITCHEN WITH VIEWS ACROSS WILMSLOW
- PRIVATE SECURE PARKING
- TRAIN STATION, SHOPS, RESTAURANTS AND AMENITIES ALL MOMENTS AWAY

£277,000

APT 11, CENTRAL PLACE

Station Road, Wilmslow



This spacious second floor apartment is located in a highly convenient central position in Wilmslow town centre with shops, restaurants, amenities and the train station all just moments away. Well-presented throughout, the property offers spacious and modern accommodation and comprises a welcoming entrance hallway with storage room housing the hot water tank and with space for washing machine etc, good-size bathroom offering a bath with shower over with contemporary fittings, two large double bedrooms with the main bedroom benefiting from a modern en-suite shower room. A large living-dining-kitchen with attractive feature bay-window has views across Wilmslow and the

modern fully fitted kitchen area has integrated dishwasher, induction hob, fridge, freezer and Bosch oven (appliances have not been tested). The property also boasts lift access, secure telephone entry system and secure underground parking and one private parking space. The apartment offers an ideal opportunity for a buy-to-let investor or a buyer looking for a good sized apartment in the heart of Wilmslow, situated moments from the town centre and train station as well as having easy access to Manchester airport and motorway networks for the commuter. Please note the current service charge is £177.86 per month (subject to verification by solicitors).

LOCATION

Conveniently situated within the centre of Wilmslow with its excellent range of shops and general services, restaurants and wine bars. Wilmslow railway station, which is literally moments away, is on the main line to London Euston and also provides a regular service to Manchester and surround areas. 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 1BU

TENURE

Leasehold for 999 years from 01/01/2004 with a ground rent of £350 p.a. 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. No mains gas.

LOCAL AUTHORITY

Cheshire East. Property Band: D

VIEWING

Viewing strictly by appointment through the Agents.

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



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