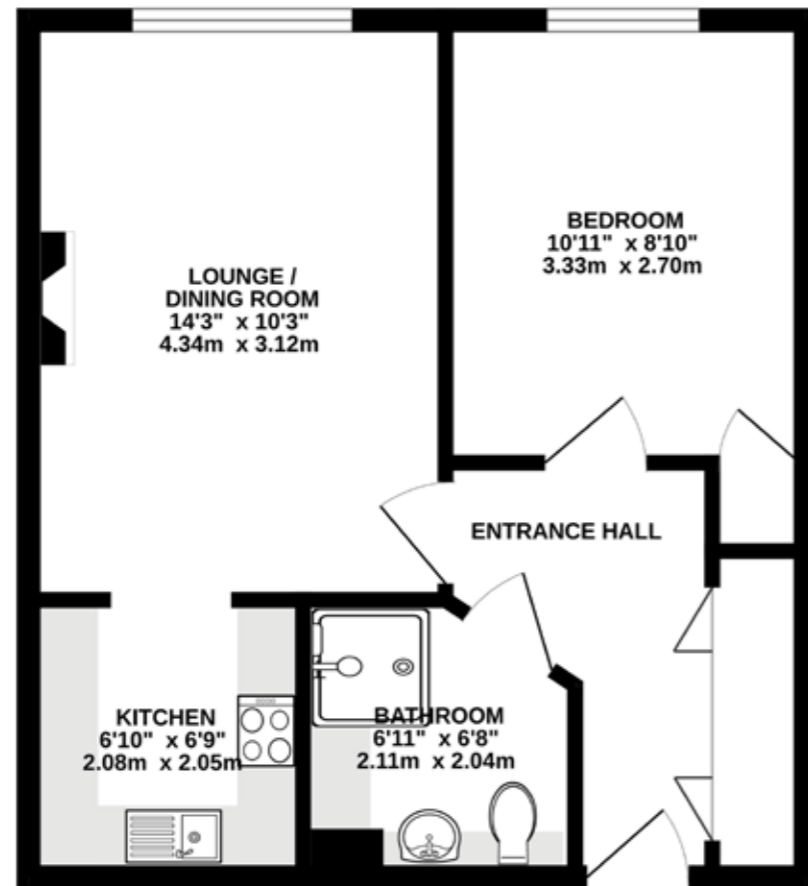


12 LYNWOOD
Victoria Road, Wilmslow
£110,000

FIRST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 397 sq.ft. (36.9 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.
Made with Metropix 62024



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



Situated in the popular Lynwood Development in the heart of Wilmslow town centre, this well-presented first floor retirement apartment boasts a renovated stylish interior with a modern refitted kitchen, generous double bedroom, large living/dining room and pleasant views over the communal gardens.

GASCOIGNE HALMAN

- Beautifully Presented First Floor Retirement Apartment
- Popular Lynwood Development In The Heart Of Wilmslow Town Centre
- Refitted Modern Kitchen

- Large Double Bedroom
- Generous Living/Dining Room
- Pleasant Views Over The Communal Gardens

£110,000

12 LYNWOOD

Victoria Road, Wilmslow



DESCRIPTION

Located within the popular Lynwood development for the over 60's in the heart of Wilmslow town centre, this one bedroom apartment boasts pleasant views over the attractive communal gardens. Internally the accommodation comprises a welcoming entrance hallway with two sets of useful storage cupboards, generous double bedroom with an additional storage cupboard and emergency pull cord, good-size living-dining room with appealing leafy views over the private, communal gardens, refitted kitchen and a generous sized shower room.

Lynwood is renowned for its excellent residents' facilities with a large impressive residents lounge (with planned activities), wash room, guest accommodation, storage room and laundry, lift to all floors, a secure video entry system and pull-cord emergency system to the apartment, together with an on-site house manager. The service charge is £268.02 per month (including redecoration and sinking fund) and there is a ground rent of £67 p.a. (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 Wilmslow town centre with its excellent range of shops and general services, restaurants, cafes and amenities. Wilmslow railway station is within walking distance and 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 5HN

TENURE

Leasehold for 125 years from 01/01/1984 with a ground rent of approximately £67 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.
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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