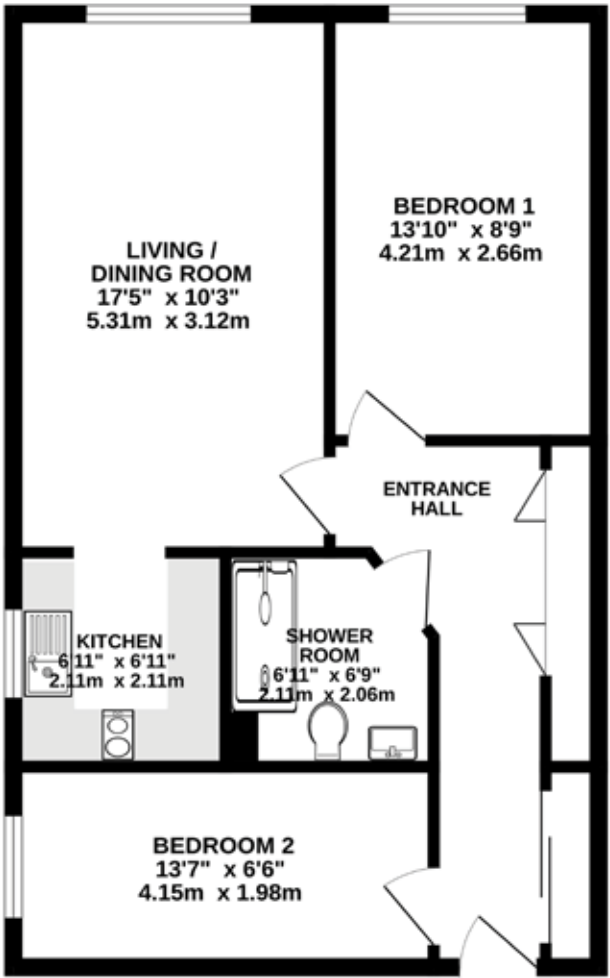


GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.2 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

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A beautifully presented ground floor 'light and airy' retirement apartment boasting recently renovated 'brand new' accommodation throughout offering two bedrooms, superb refitted shower room, brand new Hart Woods 'Shaker' style kitchen, large living/dining room and newly installed central heating.

**GASCOIGNE HALMAN**



- SUPERB GROUND FLOOR RETIREMENT APARTMENT
- TOWN CENTRE LOCATION
- EXTENSIVE RENOVATION PROGRAMME UNDERTAKEN

- BRAND NEW KITCHEN
- REFITTED SHOWER ROOM
- TWO BEDROOMS

**£210,000**

**FLAT 1 CANTERBURY GRANGE**

Grove Avenue, Wilmslow



We are delighted to introduce this superb ground floor retirement apartment situated in the popular 'Canterbury Grange' development moments from the heart of Wilmslow town centre. The property has undergone an extensive programme of renovation to create a brand new spacious light and airy apartment with modern quality fittings. Internally the property comprises; welcoming entrance hallway offering two sets of useful fitted storage cupboards giving ample hanging and shelving space, two bedrooms with the main bedroom boasting a South facing aspect, brand new fully tiled shower room with large walk-in shower and extractor fan, large living/dining room

again with a South facing aspect which opens to an attractive newly fitted Hart Woods 'Shaker' style kitchen with integrated washer-dryer, dishwasher and induction hob. The property also has the added benefit of newly installed electric fully programmable central heating radiators throughout as well as a PIR alarm monitor and energy efficient lighting. The development also boasts residents and visitors parking, secure telephone entry, residents lounge, live-in house manager and private guest suite. Service charge is £3541 Per Annum With A Ground Rent of £135 P.A. £300 charge for parking space P.A. (subject to verification by solicitors).

#### LOCATION

Conveniently situated within minutes walk 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 library and a leisure centre and there are also a number of private sporting clubs in the area.

#### DIRECTIONS

Sat-Nav: SK9 5EG

#### TENURE

Leasehold for 125 years from 01/01/1991 with a ground rent of £135 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: C

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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