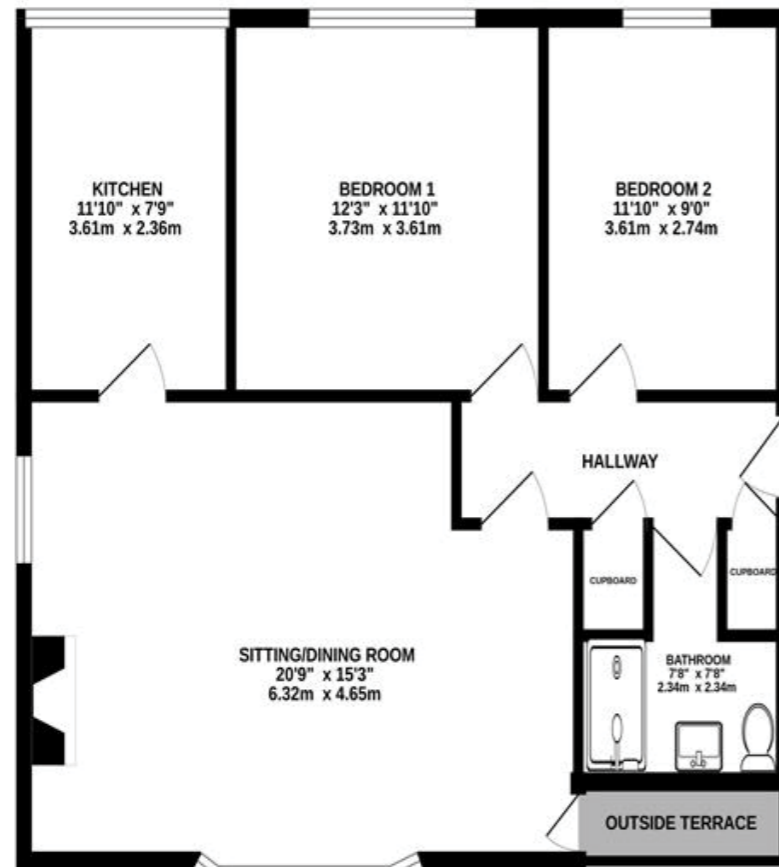


**29 POWNALL COURT**  
 Wilmslow  
**£260,000**

**GROUND FLOOR**  
 714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description 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 spacious 'light and airy' ground floor apartment boasting well-presented accommodation with two double bedrooms, refitted modern kitchen and shower room and its own private garage. Situated in the popular Pownall Court development only a short walk to Wilmslow town centre and Lindow Common.

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

gascoignehalman.co.uk



**GASCOIGNE HALMAN**



- Well-Presented Ground Floor Apartment
- Spacious Light And Airy Accommodation
- Two Double Bedrooms With Fitted Furniture

- Refitted Modern Kitchen
- Refitted Contemporary Shower Room
- Off-Road Parking And Private Garage

**£260,000**

**29 POWNALL COURT**

Wilmslow



**DESCRIPTION**

A bright and well presented ground floor apartment, fantastically well located within the sought after Pownall Park area within walking distance of Wilmslow town centre.

The apartment benefits from off road parking and a private garage. There are also well maintained communal gardens surrounding the property.

This apartment comprises a welcoming hallway with useful built-in storage, impressive 'light and bright' living/dining room which is large in size with appealing bay-window and door access to the outdoor terrace, modern kitchen with integrated appliances, two double bedrooms

with fitted wardrobes and a contemporary refitted shower room.

The current service charge is £461.13 per quarter, to include buildings insurance (subject to verification by solicitors).

**LOCATION**

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good schools in the area, both State and Private, for children of all ages. 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 5QE

**TENURE**

Leasehold for 170 years from 29/06/2016. (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 connected.

**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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