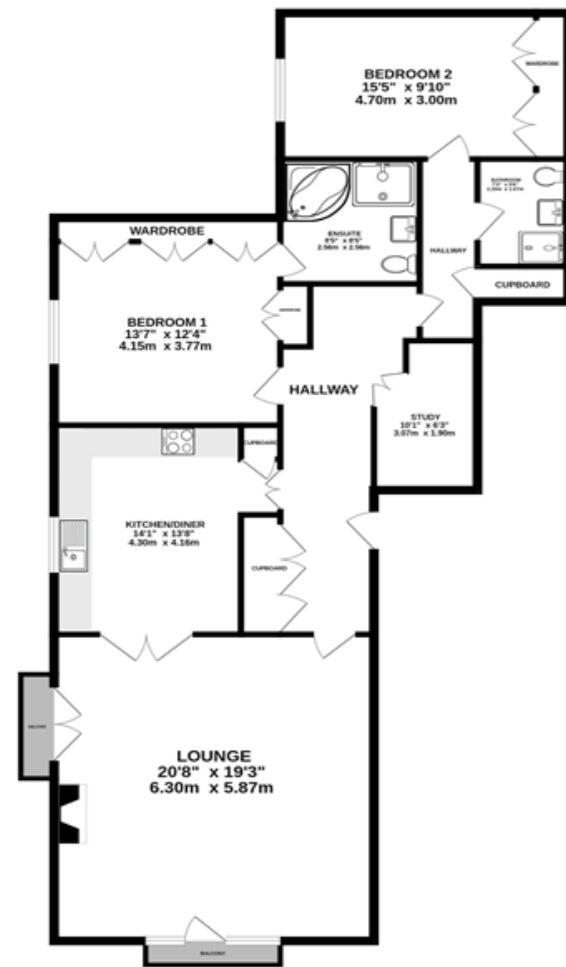


5 OSBORNE HOUSE

Alderley Road, Wilmslow

£725,000

GROUND FLOOR
1318 sq.ft. (122.4 sq.m.) approx.



TOTAL FLOOR AREA: 1318 sq.ft. (122.4 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

Wilmslow

40, Alderley Road, WILMSLOW SK9 1NY

01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A superb second floor apartment with a high specification and spacious accommodation throughout, located in the heart of Wilmslow moments from all shops and amenities.

- Prestigious Second Floor Apartment
- Communal Areas and Lift
- Good Sized Accommodation
- Two Double Bedrooms and Two Bath/Shower Rooms

- Town Centre Location
- Contemporary Dining Kitchen with Appliances
- Communal Grounds
- Secure Basement Parking

£725,000

5 OSBORNE HOUSE

Alderley Road, Wilmslow



DESCRIPTION

The apartment is located in a superb position within Wilmslow centre and benefits from secure basement parking operated through a remote control system with internal lift access. Access to the front is via a video entry system and there are well kept hallways leading to the private accommodation.

This prestigious apartment offers a living room with oak flooring and french doors to Juliet balconies, contemporary styled fitted kitchen with a variety of appliances and space for a dining table, study, master bedroom with an extensive range of fitted wardrobes and luxury en-suite bathroom with bath and walk-in shower.

The second bedroom has a range of fitted wardrobes and there is a further shower room/wc. Externally there are communal landscaped grounds and block paved driveway leading to secure basement parking. Service charge of £385 per month (subject to verification by solicitors).

LOCATION

Conveniently situated within the centre of the town with its excellent range of shops and general services, restaurants and wine bars. Wilmslow railway station, which is within a short walk, 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 1PA

TENURE

Leasehold for 999 years from 08/04/2005. 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: F

VIEWING

Viewing strictly by appointment through the Agents.

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



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