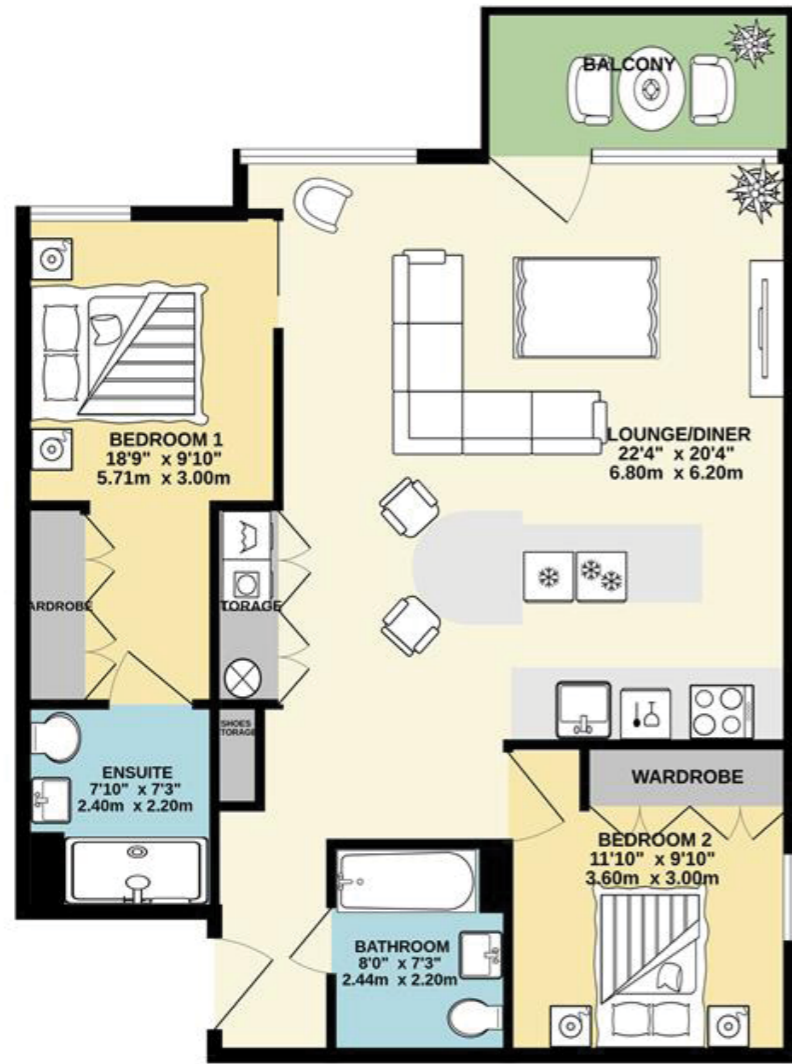


**APT 33 CHAPELWOOD**  
 Alderley Road, Wilmslow  
**OFFERS OVER**  
**£700,000**

SECOND FLOOR



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

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 01625 536434 wilmslow@gascoignehalman.co.uk

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



**GASCOIGNE HALMAN**

A unique opportunity to purchase a second floor, two-bedroom apartment with south facing balcony and a high specification throughout.

- Superb Second Floor Retirement Apartment with South Facing Balcony
- High Specification Throughout
- Close to Wilmslow Town Centre
- On-Site Amenities including Owners' Lounge, Spa Facilities, Gym and Restaurant

- 24 Hour Care Line for Peace of Mind and Dedicated On-Site team present 7 Days a Week 8am - 8pm
- Lift to all Floors. Allocated Car Parking Space
- Pegasus Homeowners Enjoy No Exit Fees
- Guest Suite Available for Visiting Family and Friends

**OFFERS OVER  
£700,000**

**APT 33 CHAPELWOOD**

Alderley Road, Wilmslow



Chapelwood welcomes you to a new chapter in your life. This age exclusive development for the over 60s offers a thriving community where long lasting friendships are made, giving owners peace of mind and security, whilst allowing you to find your dream lifestyle. With on-site amenities including spa facilities, gym, restaurant, owners lounge for socialising with friends and family and delightful south facing communal garden. The smooth running of this development is overseen by the general manager and dedicated team who are on site 7 days a week 8am - 8pm. This two double bedroom home has been upgraded internally to an exceptionally high standard. Light and bright throughout with its south facing aspect and balcony, this spacious home offers a beautifully appointed lounge-dining room. A freestanding unit creates extra storage and superb focal point within the lounge

area, and matches the kitchen units. The kitchen has been upgraded with new fronts and worktop and is fully integrated with Bosch appliances and Fisher & Paykel drawer dishwasher. Both bedrooms are generous doubles, the main bedroom is south facing and complemented by built in wardrobes and ensuite shower room. Further benefits include a luxury fitted bathroom, built in shoe storage and large utility cupboard housing the boiler, washing machine and dryer. Designed and built to an exceptional standard, Chapelwood gives every discerning owner the chance to write the next chapter of their unique life in a delightful environment. Wilmslow's bustling town centre is a level walk away and boasts everything you desire from designer boutiques, the famous Hoopers department store and all your day to day essentials. Service charge: £11,346 p.a. (subject to verification by solicitors).

Please note: photos and measurements have been supplied to us directly by Lifestory (Pegasus), along with information regarding tenure and services charges (all information is 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. 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 1EN  
**TENURE**  
Leasehold for 999 years from 01/01/2017 with a ground rent of £350 pa. Ground rent review date, The first Rent Review date shall be the 15th Anniversary of the Commencement date of the term. Each subsequent review date shall be on the 10th anniversary. (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



gascoignealman.co.uk

**GASCOIGNE HALMAN**