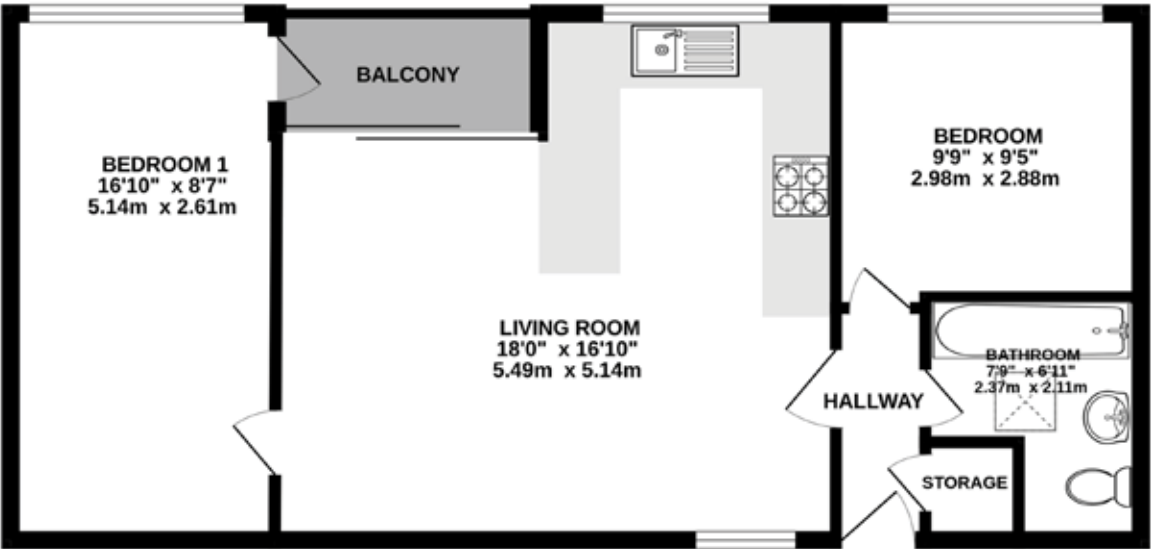


**FIRST FLOOR**  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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.  
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**NOTICE**  
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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 two bedroom first floor apartment situated in a convenient central location in Handforth village boasting well-presented accommodation and a private balcony.



- First Floor Apartment
- Convenient Central Location In Handforth Village
- Two Good-Size Bedrooms

- Refitted Modern Bathroom
- Private Balcony
- No Chain

**£135,000**

**FLAT 21 THE PADDOCK**

Handforth



#### DESCRIPTION

Situated in the heart of Handforth village with easy access to all local amenities, restaurants and independently owned shops, this chain free apartment offers convenient living with excellent transport links for the commuter. Internally the property offers well-presented accommodation and comprises; secure communal entrance hallway, open-plan living/dining kitchen with access to the private balcony, two good-size bedrooms and a refitted modern bathroom. The property is offered with no chain and would suit a first time buyer or buy-to-let investor.

We are advised the current service charge is £400 per quarter (subject to verification by solicitors).

#### LOCATION

Located in the centre of Handforth which provides for most day to day shopping requirements, with the nearby town of Wilmslow and the superstore developments catering for more comprehensive shopping needs and including a number of large retail outlets including John Lewis, Marks and Spencer, Sainsburys, Tesco's etc. Commuting from Handforth is convenient with the nearby motorway network and the by-pass link. Manchester International Airport is within a short drive and Handforth railway station is within walking distance.

#### DIRECTIONS

Sat-Nav: SK9 3HG

#### TENURE

Leasehold for 150 years (less 3 days) from 24/06/1984. Ground Rent £50 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: A

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**