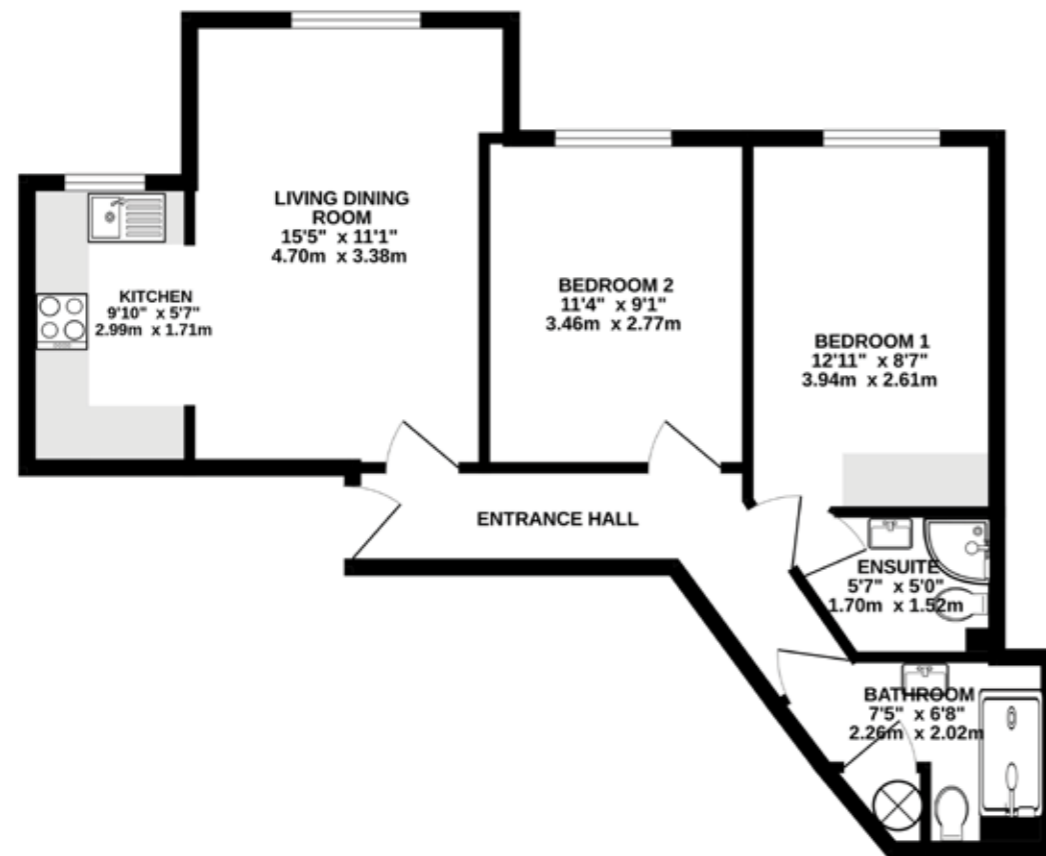


21 WILMSLOW COURT

Sagars Road, Handforth

£175,000

SECOND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.3 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.
Made with Metrexp ©2024



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

gascoignehalman.co.uk



A light and spacious two bedroom modern apartment located on the second floor of this purpose built development, with easy access to Handforth centre and train station.

Allocated parking plus additional visitor spaces. NO ONWARD CHAIN.

GASCOIGNE HALMAN

- Modern Second Floor Apartment
- Two Bedrooms and Two Shower Rooms
- Light & Spacious Living-Dining Room

- Allocated Parking Space
- Close To Local Amenities
- No Onward Chain

£175,000

21 WILMSLOW COURT

Sagars Road, Handforth



DESCRIPTION

This delightful two bedroom apartment boasts excellent sized accommodation throughout. Briefly comprising: communal entrance hall, a welcoming entrance hall, a fantastic living room opening up through to a separate kitchen with a range of base and eye level units. Two good size bedrooms, the master with an en-suite shower room, and a modern fitted shower room. Externally, the property benefits from allocated parking and additional visitor parking. This apartment is in a prime location and is an ideal property for a first time buyer or a buy-to-let investor.

There is a service charge which is currently £1559.94 p.a (£779.97 payable every 6 months) - subject to verification by solicitors.

Agents Note: the sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time-frames involved.

LOCATION

Located within 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, Tescos 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 only a short walk away.

DIRECTIONS
Sat-Nav: SK9 3TW

TENURE

Leasehold for 999 years from 01/01/2001 with a ground rent of £75 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.

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



gascoignealman.co.uk

GASCOIGNE HALMAN