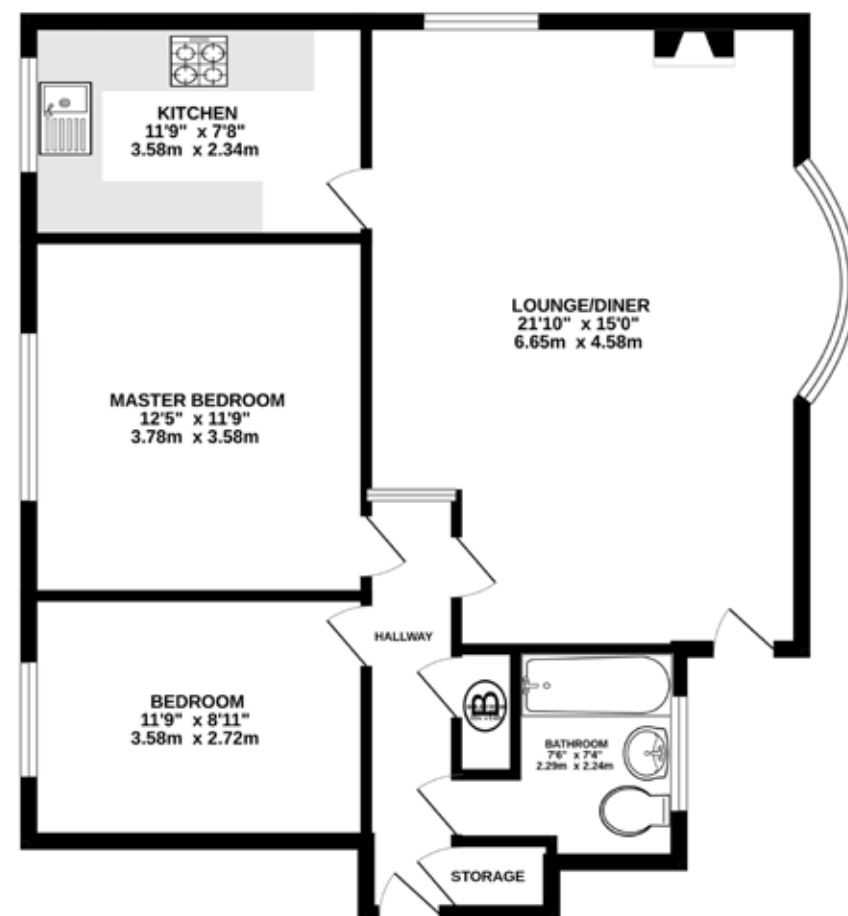


GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 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 misstatement. 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 Metropix 03/2025



**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



**1 LINDOW COURT**  
Kings Road, Wilmslow  
**£275,000**



A spacious 2 double bedroom ground floor apartment in a popular development, with easy access to motorway links and just a short walk to Wilmslow centre.  
**NO ONWARD CHAIN.**

**GASCOIGNE HALMAN**



- No Onward Chain
- Two Double Bedrooms
- Impressively Large Living-Dining Room

- Walking Distance of Wilmslow Centre
- Off road Parking and Garage
- Ground Floor Apartment

**£275,000**

**1 LINDOW COURT**

Kings Road, Wilmslow



This ground floor apartment within Lindow court comprises: a communal entrance hall and private entrance hall and it also benefits from a separate outside entrance leading directly into the large lounge/dining room area with a separate modern fully fitted kitchen with a breakfast bar. From the hallway there are two bedrooms, one double and one single, and a bathroom with shower. Externally the apartment benefits from off road parking and a handy garage. There are also well maintained communal gardens at the rear of the building and the development is well located within Pownall Park and within walking distance of Wilmslow town centre.

With the apartment being in a prime location it is an ideal property for a first time buyer or a buy-to-let investor. PLEASE NOTE:: There are services charges of approx £600-£800 per annum - variable (subject to verification by solicitors). Leasehold for 125 years from 25/3/1971. The owner of the apartment has a share of the freehold. The vendor informs us that the lease will be extended prior to completion of a sale. (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 cafes. 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 large stores at Handforth Dean and Cheadle including Marks & Spencer, Tesco, John Lewis and Sainsburys. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

#### DIRECTIONS

Sat-Nav: SK9 5PW

#### TENURE

Leasehold for 125 years from 25/3/1971. The owner of the apartment has a share of the freehold. The vendor informs us that the lease will be extended prior to completion of a sale. (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: D

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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