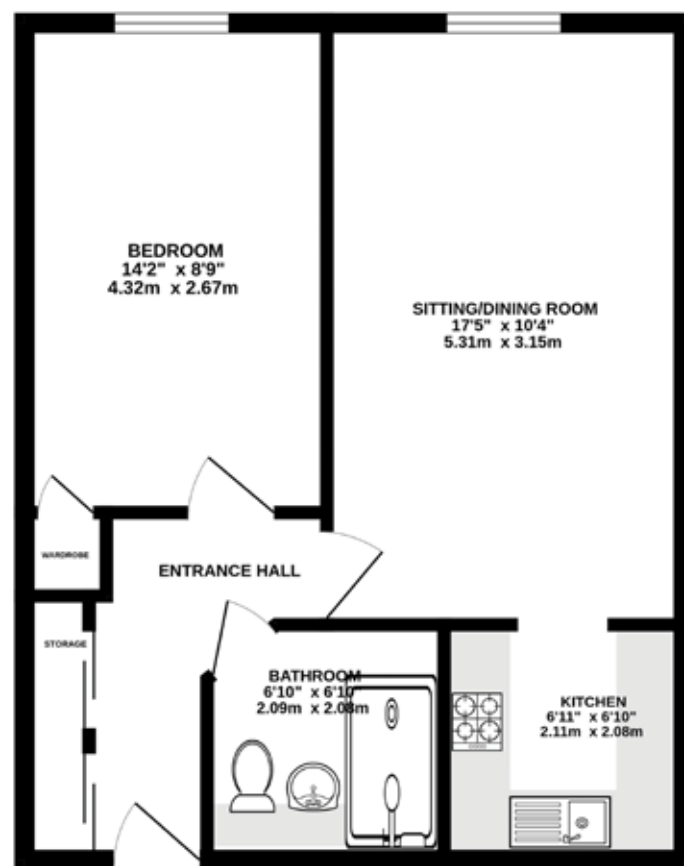


SECOND FLOOR
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 462 sq.ft. (43.0 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

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GASCOIGNE HALMAN

30 LYNWOOD
Victoria Road, Wilmslow
£125,000



A newly refurbished retirement apartment, which is one of the larger style apartments within Lynwood, a popular development for the over-60's located in the heart of Wilmslow conveniently close to the shops, cafes and amenities. This second floor apartment benefits from views out over the communal gardens and excellent in-house services with an ON-SITE HOUSE MANAGER.

- Newly Refurbished 2nd Floor Retirement Apartment
- Garden Facing Position
- In-House Manager & Attractive Communal Gardens

- Lift to all Floors
- Central Position Within Walking Distance Of Shops & Amenities
- Available Chain Free

£ 1 2 5 , 0 0 0

30 LYNWOOD

Victoria Road, Wilmslow



This fabulous second floor retirement apartment offers pleasant tree-lined views down to the managed communal gardens and across to Wilmslow Town Centre. Lynwood is renowned for its excellent residents' facilities with a large impressive residents lounge (with planned activities), wash room, guest accommodation, storage room and laundry, lift to all floors, a secure video entry system and pull-cord emergency system to the apartment. Internally the immaculate accommodation comprises a welcoming entrance hallway with two sets of useful storage cupboards, generous double bedroom with an additional storage cupboard and emergency pull cord, good-size living-dining room with appealing leafy views

over the private, communal gardens, refitted kitchen with integrated oven, microwave and fridge and a generous sized shower room. We are informed that the annual service charge is approximately £3,700 (subject to verification by solicitors). Please note: It is possible that there could be a charge made upon selling a retirement apartment, payable to the management company. Please contact the office for further details.

LOCATION

Conveniently situated within a short walk of Wilmslow town centre with its excellent range of shops and general services, restaurants, cafes and amenities. 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 library and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 5HN

TENURE

Leasehold for 125 years from 01/01/1984. (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: C

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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