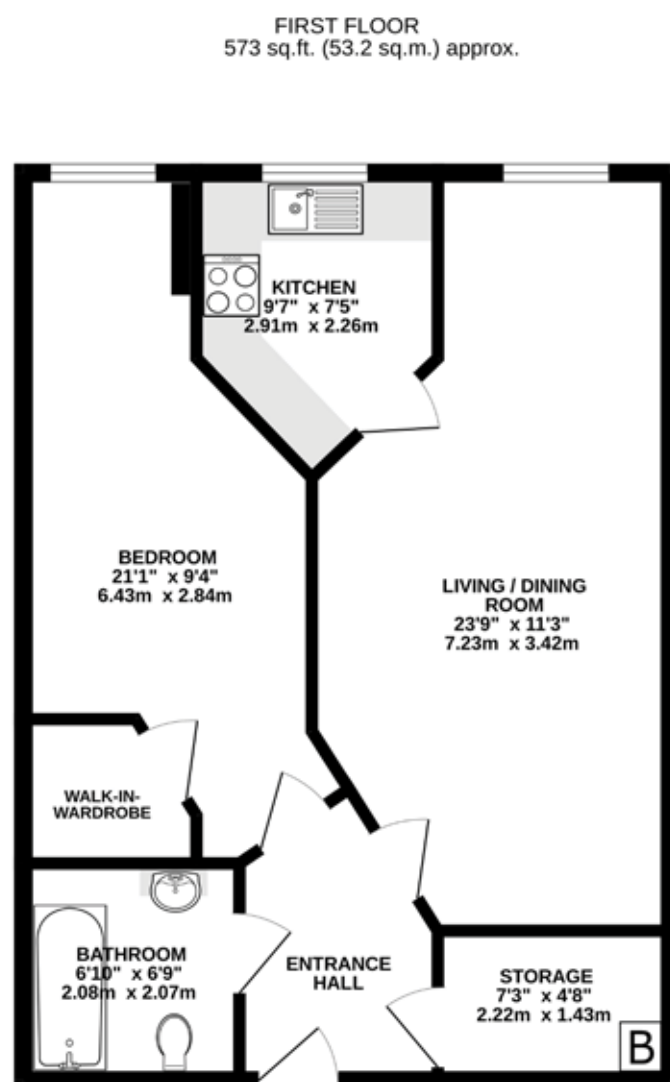
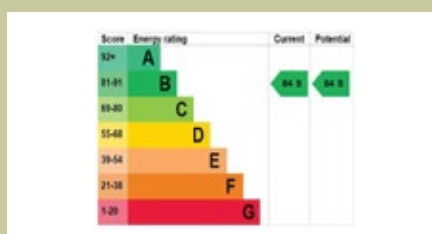


**FLAT 21 HANNA COURT**  
Wilmslow Road, Handforth  
**£149,950**



TOTAL FLOOR AREA : 573 sq.ft. (53.2 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  
40, Alderley Road, WILMSLOW SK9 1NY  
01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



A beautifully presented retirement apartment within Hanna Court, a popular development for the over-60's located in the heart of Handforth conveniently close to the shops, cafes and amenities. This first floor apartment benefits from communal gardens and excellent in-house services with an ON-SITE HOUSE MANAGER.

**GASCOIGNE HALMAN**



- First Floor Retirement Apartment
- Light & Bright Living Dining Room
- Separate Kitchen With Integrated Appliances
- In-House Manager & Attractive Communal Gardens

- Central Position Close To Shops & Amenities
- Lift Access To All Floors
- Available Chain Free

**£149,950**

**FLAT 21 HANNA COURT**

Wilmslow Road, Handforth



#### DESCRIPTION

This fabulous first floor retirement apartment within Hanna Court comprises a welcoming entrance hallway with a spacious cloakroom, generous double bedroom with walk-in-wardrobe, good-size living-dining room, modern fitted kitchen with integrated appliances and a generous bathroom with three piece suite. There are also fantastic communal facilities including large communal living room and well a maintained communal garden with patio area.

Note: The current service charge is £3,073.94 p.a. (subject to verification by solicitors). There will be a charge made upon selling a retirement apartment, payable to the management company. Please contact the office for further details.  
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 timeframes involved.

#### LOCATION

Located close to 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. Travelling 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 easy access.

#### DIRECTIONS

Sat-Nav: SK9 3JX

#### TENURE

Leasehold for 125 years from 01/01/2012. (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



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**GASCOIGNE HALMAN**