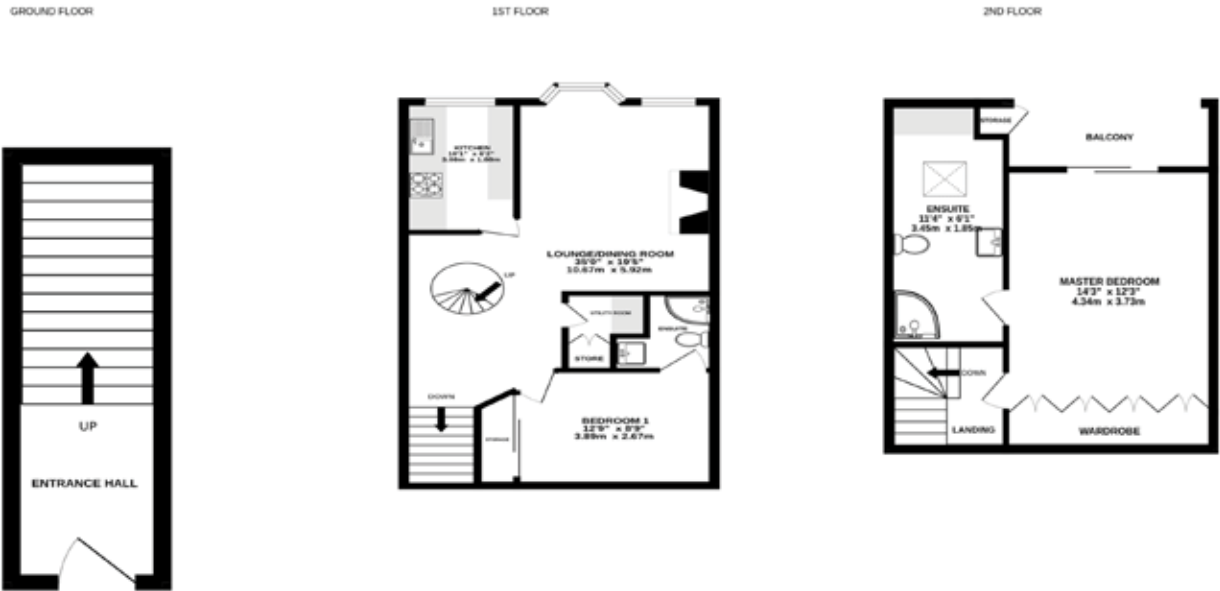


7 SOUTHLAWN
Knutsford Road, Wilmslow
OFFERS OVER
£400,000



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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 purpose built apartment over three floors with two double bedrooms, two en-suites and a balcony. Garage with additional storage plus allocated parking & communal gardens.

GASCOIGNE HALMAN

- Walking Distance To Wilmslow Town Centre and Train Station
- Beautifully Presented Throughout
- Two Double Bedrooms with En Suite to each

- Dedicated allocated Parking and Garage
- Duplex Accommodation Over Two Floors
- Spacious Accommodation

**OFFERS OVER
£400,000**

7 SOUTHLAWN
Knutsford Road, Wilmslow



DESCRIPTION

Internally the apartment is set over three floors and boasts immaculate presentation with the internal accommodation comprising; welcoming entrance hallway with stairs leading to the first floor. The first floor offers a spacious living/dining area with floor length bay window allowing ample natural light. A separate modern fitted kitchen, utility room and double bedroom with fitted wardrobes which comes with en-suite. A spiral staircase leading up to the second floor which includes large master bedroom with fitted wardrobes, balcony off and stunning en-suite bathroom.

Externally to the back of the property there is allocated resident parking whilst to the front beautifully maintained communal grounds. The property also has the added benefit of coming with a detached garage with a storage unit, perfect for storage and extra parking. The current service charge is £2,040 p.a. (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 6JA

TENURE

Leasehold for 999 years from 01/01/1985 (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: E

VIEWING

Viewing strictly by appointment through the Agents.

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



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