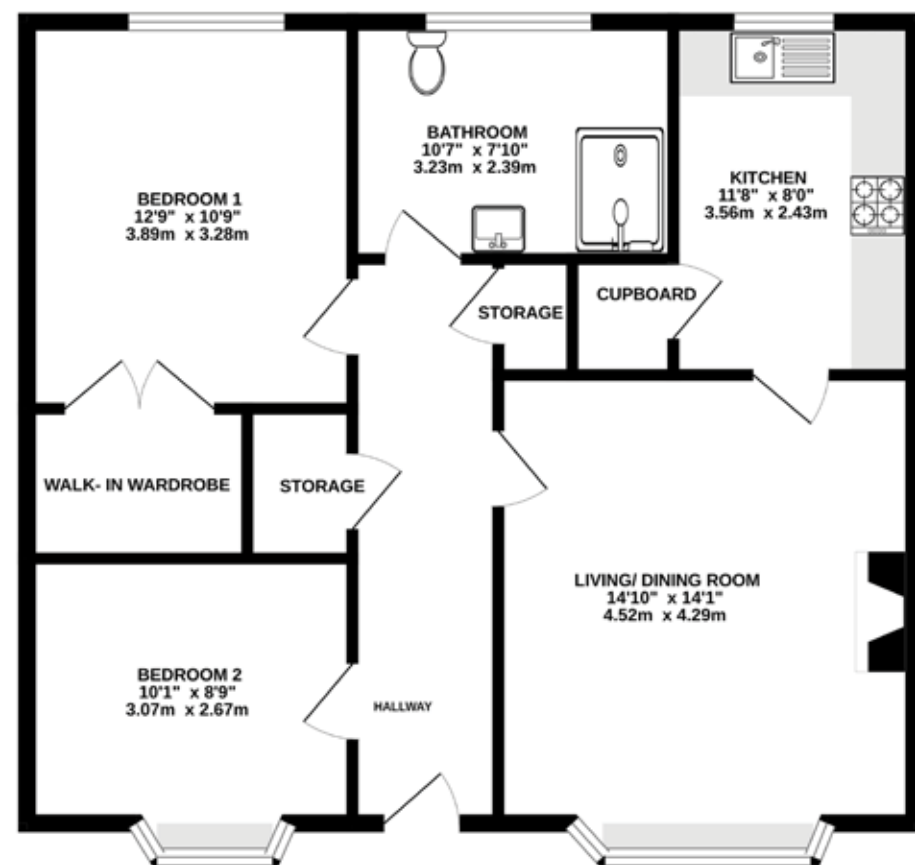


APT 4 CARRS COURT
Church Street, Wilmslow
£199,950

FIRST FLOOR
784 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.9 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 Metropix 10/02/25



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



GASCOIGNE HALMAN



A well-presented first floor retirement apartment, located in the centre of Wilmslow within the high regarded Carrs Court. Excellent on-site amenities including lift access, restaurant, residents' living room and house manager.

- Well Positioned First Floor Retirement Apartment
- Convenient Setting Close to Wilmslow Town Centre
- Several Lifts to all Floors and Impressive Residents' Lounge
- Two Bedrooms With Walk-In Wardrobe to the Principal Bedroom
- In House Manager & Restaurant
- Wet Room Styled Shower Room

£199,950

APT 4 CARRS COURT

Church Street, Wilmslow



DESCRIPTION

An ideal retirement apartment, situated within the secure gated 'Carrs Court' development, providing excellent on-site residents facilities with a restaurant, impressive residents' lounge, on-site house manager and lift access to all floors. Approached via a lift to the first floor, this spacious two bedroom retirement apartment is positioned within the popular Carrs Court development for the over 60's. The apartment comprises of an entrance hallway with useful storage, two bedrooms with a walk-in wardrobe to the principal bedroom, a pleasant bright living room, an adjoining fitted kitchen and a wet room styled shower room.

The service charge is £9,716.28 per annum (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.

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

Conveniently situated within a short stroll of Wilmslow town centre with its excellent range of shops and general services, restaurants and amenities and with Waitrose supermarket literally across the road. 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 1AW

TENURE

Leasehold for 125 years from 01/01/1995 (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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