



**GASCOIGNE  
HALMAN**

25 LAWSON GRANGE, HOLLY ROAD NORTH,  
WILMSLOW SK9 1DZ

---

THE AREAS LEADING ESTATE AGENT





## 25 LAWSON GRANGE, HOLLY ROAD NORTH, WILMSLOW SK9 1DZ

**£460,000**

A spacious 'light and airy' second floor retirement apartment boasting beautifully appointed accommodation with two double bedrooms, two stylish shower rooms and private South facing balcony. Situated on one of Wilmslow's most sought after tree-lined roads moments from Wilmslow town centre.

- Spacious Light And Airy Second Floor Retirement Apartment
- Two Double Bedrooms & Two Modern Shower Rooms
- Private South Facing Covered Balcony
- Immaculate Communal Grounds And Gardens
- Superb Central Position Moments From Wilmslow Town Centre & Local Amenities
- Part Of The Sought After McCarthy & Stone Retirement Development (Aged 60+)







Lawson Grange enjoys a superb central position on a quiet and popular residential road moments from local amenities and services. The development boasts attractive elevations with an electric gated entrance. The front of the development offers ample resident parking and this particular apartment enjoys its own private space close to the main entrance to the building for easy living.

The apartment itself is arguably one of the finest apartments within the development with it being large in size with a private South facing balcony and additional windows to the East side of the building giving excellent natural light in the living-dining room.

Internally the apartment offers a spacious entrance hallway with useful storage, large open-plan living-dining room with access to the private covered balcony and a modern kitchen with integrated appliances.

In addition there are two generous double bedrooms, the main bedroom being impressive in size with a walk-in wardrobe and additional fitted storage as well as a stylish en-suite shower room. A further modern shower room serves bedroom two, whilst a separate utility cupboard with excellent storage and space for white goods completes the internal accommodation.

The development also comes with stunning communal areas including a well-appointed residents' lounge and kitchen, whilst to the rear there are attractive South facing communal grounds which are beautifully maintained with immaculate lawned gardens, communal benches and well-stocked flowerbeds.

The current service charge is £4,821.84 p.a. and the ground rent of £495 p.a. (subject to verification by solicitors).

Please note: 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 very close to Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. 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 1DZ

#### TENURE

Leasehold for 999 years from 01/06/2017 with a ground rent of £495 per annum. (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

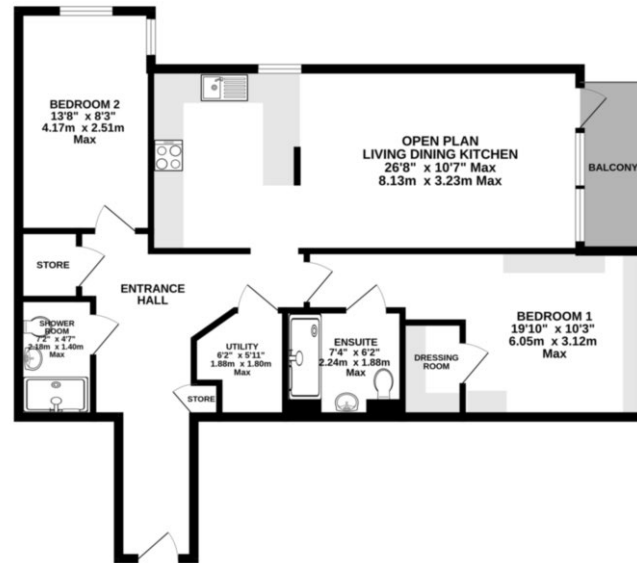
Cheshire East. Property Band: D

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC

SECOND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, representations of floor, ceiling, walls 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 various symbols and abbreviations shown have not been related and no guarantee is to be made as to their accuracy or otherwise. Made with Hergon 12/25.

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.



### WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, Wilmslow, SK9 1NY

**GASCOIGNE  
HALMAN**