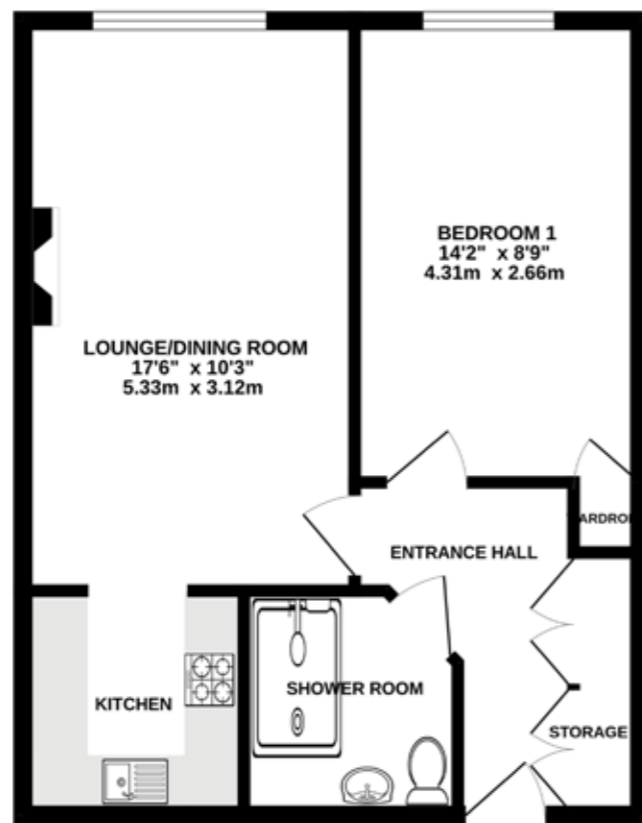


4 LYNWOOD
 Victoria Road, Wilmslow
£125,000

GROUND FLOOR
 463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 463 sq ft. (43.0 sq m.) approx.
While 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 02023



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

This ground floor apartment is situated in a highly desirable retirement development in the centre of Wilmslow with close proximity to local amenities. The development boasts great facilities consisting of a communal lounge, communal gardens, on-site house manager and laundry room. The property offers an outlook on to the stunning communal gardens.

Wilmslow
 40, Alderley Road, WILMSLOW SK9 1NY
 01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Ground Floor One Bedroom Retirement Apartment
- Central Location with Access to Local Amenities
- Well Maintained Communal Gardens

- Well Presented Accommodation
- On-Site House Manager
- Lift To All Floors and Emergency Pull Cord System

£125,000

4 LYNWOOD

Victoria Road, Wilmslow



This ground floor retirement apartment is located in the ever popular Lynwood development only a short walk to local amenities such as dentists, doctors, and shops. On entering the property there is an entrance hall with integral storage cupboards, a spacious open-plan lounge/dining room overlooking the communal gardens, fitted kitchen, one well-proportioned double bedroom and modern bathroom with a walk-in shower. Internally the development offers a large and well maintained communal lounge area where residents can socialise, the development also benefits from an on-site manager, a lift, emergency pull cords and a secure entry system.

Externally the development has immaculate and well kept communal gardens. Please note: the service charge is £1,037.31 per quarter (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 Wilmslow town centre with its excellent range of shops and general services, restaurants, coffee shops and amenities all a short walk away. 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 1/1/1984 with a ground rent of £70 pa. 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. There is no mains gas.

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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