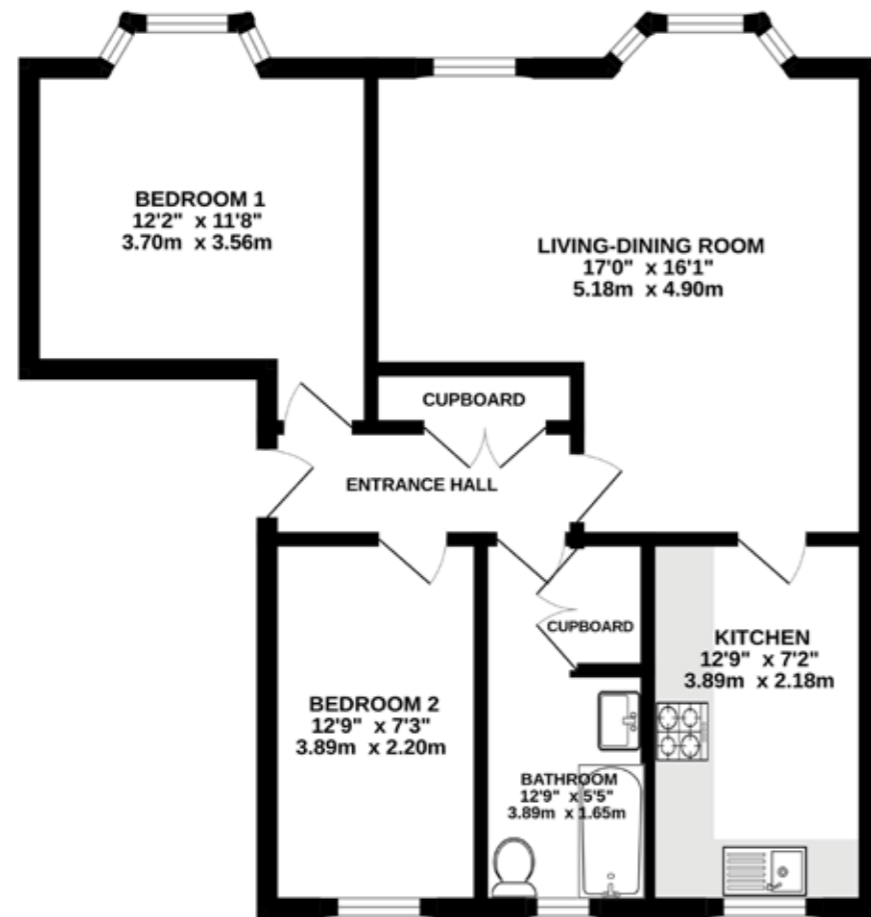


56 CHAMBERLAIN DRIVE
 Wilmslow
£190,000

FIRST FLOOR
 674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.6 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



GASCOIGNE HALMAN

A light and spacious two bedroom modern apartment located on the first floor of this purpose built development within easy access to Wilmslow centre. Allocated parking plus additional visitor spaces.
NO ONWARD CHAIN.

- SUPERB FIRST FLOOR APARTMENT
- TWO BEDROOMS AND ONE BATHROOM
- SEPARATE FITTED KITCHEN

- IMPRESSIVE LARGE LIVING-DINING ROOM
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN

£190,000

56 CHAMBERLAIN DRIVE

Wilmslow



DESCRIPTION

This delightful two bedroom apartment boasts excellent sized accommodation throughout. Briefly comprising: communal entrance hall, a welcoming entrance hall, a fantastic living room with feature bay window plus a good sized separate kitchen with a range of base and eye level units. Two good size bedrooms, the master with an excellent range of freestanding wardrobes, and a modern fitted bathroom.

Externally the property benefits from allocated parking and additional visitor parking. This apartment is in a prime location and is an ideal property for a first time buyer or a buy-to-let investor.

The service charge is currently £110 per month and the ground rent of £150 per annum. (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 wine bars. 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 there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 2SN

TENURE

The tenure is leasehold for 125 years from 01/01/2006 with a ground rent of £150 p.a. (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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