



**GASCOIGNE
HALMAN**

3 FERNLEIGH HOUSE, ALDERLEY ROAD, WILMSLOW
SK9 1PA

THE AREAS LEADING ESTATE AGENT



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£850,000

A rare and exciting opportunity to purchase a luxury three double bedroom garden apartment situated in the exclusive 'Fernleigh House' private gated development moments from the heart of Wilmslow town centre.

- Luxury Gated Development Of Just 12 Apartments
- Stylish Garden Apartment
- Three Double Bedrooms
- Two Modern Bathrooms
- Private Patio
- Underfloor Heating Throughout
- Superb Living-Dining Kitchen With Central Island And Integrated Appliances
- Envious Location In The Heart Of Wilmslow Town Centre



Fernleigh House is a stylish, gated luxury development of just 12 beautifully appointed apartments situated in an enviable position in central Wilmslow offering spacious and high specification accommodation.

This ground floor garden apartment enjoys a full 'wet' underfloor heating system throughout as well as a quiet setting to the rear of the building with a private patio and spacious accommodation measuring an impressive 1438 sq ft.

The apartment is accessed via a secure communal telecom operated door which leads to the stylish communal hallway with the apartment's own front door opening to a large welcoming entrance hallway giving access to the bedrooms, bathroom and living space.

The property boasts three good-size double bedrooms, the main bedroom having a modern en-suite bathroom. In addition there is large useful storage cupboard, separate utility room and main bathroom which offers attractive modern tiling and three piece suite.

A superb 30ft living-dining kitchen with central island and granite work surfaces, integrated appliances, wooden flooring, feature fireplace and glass double doors leading to the private patio completes the internal accommodation.

Externally, the development enjoys stunning communal gardens with immaculate lawned gardens and attractive flowerbeds with communal benches and secure gated resident parking. The apartment itself comes with two private parking spaces.

There is a service charge which is currently £4,560 p.a. (subject to verification by solicitors).

LOCATION

Conveniently situated moments from Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. Wilmslow railway station, which is within a short walk, 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 1PA

TENURE

Leasehold for 1000 years (less 1 day) from 01/01/2019 with a ground rent of £300 p.a. The ground rent is reviewed after 10 years on 01/01/2029 (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.

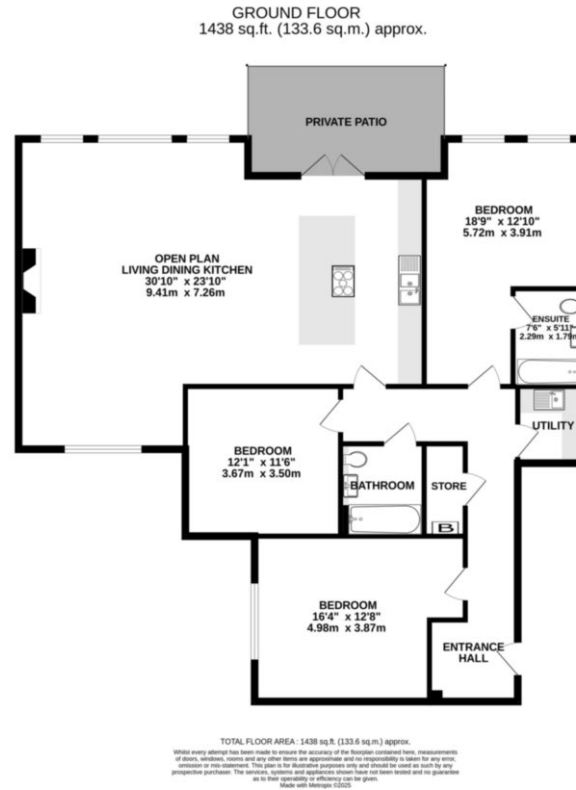
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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