



*jordan fishwick*

40 Central Place, Station Road, SK9 1BU  
Guide Price £200,000

# Central Place WILMSLOW SK9 1BU

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This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £200,000 + Reservation Fee. Auction end dated 16th at 3pm. NO ONWARD CHAIN. This contemporary first floor two bedroom modern apartment is just a short stroll from the heart of Wilmslow centre and is ideally placed for the train station. Internally the apartment's accommodation comprises in brief: Communal entrance, private entrance hallway with utility cupboard, open plan living room and contemporary fitted kitchen with integrated appliances and Juliet balcony, double bedroom with en-suite shower room, second double bedroom and a bathroom suite. The apartment also benefits from underground car parking. Internal viewings are essential.

## Communal Entrance Hallway

Stairs and lift to all floors.

## Private Entrance Hallway

Storage cupboard, recess ceiling spotlights, Wall mounted heater.

## Kitchen/Living/Diner

22'9 max x 14'7 max

Spacious open plan Living/Kitchen/Diner with a range of base and wall mounted units with integrated downlights, one and a half stainless steel bowl sink and drainer, four ring 'Bosch' induction hob with extractor hood over, integrated fridge and freezer, integrated 'Bosch' microwave and oven, integrated dishwasher, ample space for dining table and chairs, uPVC double glazed window to rear, uPVC double glazed doors leading to Juliet balcony, wall mounted heater., recess ceiling spotlights, wall mounted lights.



## Bedroom One

12'4 x 9'2

Double bedroom with uPVC double glazed window to side, wall mounted heater.

## En-suite

7'8 x 5'3

Walk-in shower cubicle, low level wc, wall mounted wash hand basin with vanity unit under, recess ceiling spotlights, attractive tiled flooring, ladder style radiator.



## Bedroom Two

9'8 x 9'6

Further double bedroom with wall uPVC double glazed window to front, wall mounted heater.

## Bathroom

7'9 x 6'7

Stylish three piece white bathroom suite with panelled bath with overhead shower attachment, low level wc, wall mounted wash hand basin, recess ceiling spotlights.




## Outside

Attractive communal courtyard area with secure underground car park.

- For Sale by Modern Method of Auction
- No Onward Chain
- Two Bedrooms
- Two Bathrooms
- Central location
- Stone's throw from Wilmslow train station
- Convenient for all amenities
- Underground parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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