



## 14 CARRS COURT CHURCH STREET WILMSLOW SK9 1AW

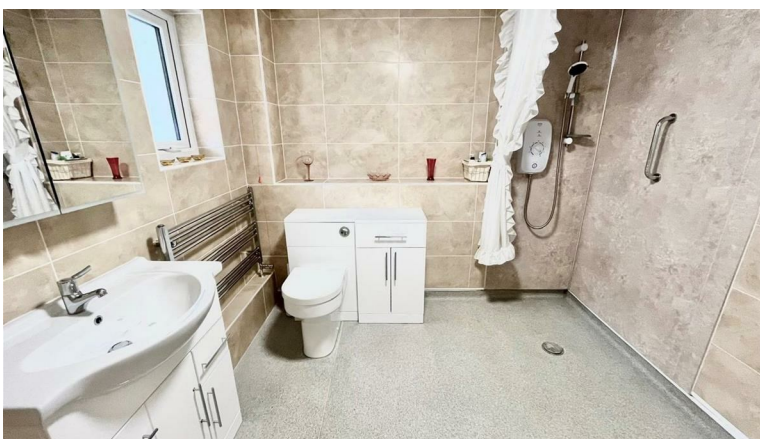
**NO CHAIN.** This two double bedroom retirement apartment in Wilmslow's Carrs Court development boasts a prime central location and numerous on-site amenities, such as a restaurant, house manager, a range of organised activities and residents' living room. Positioned at ground floor level on the lounge side walking out to street level the apartment is within a securely-gated complex, with a wheelchair-accessible design and ample storage space. Having had a new kitchen re-fitted, new carpets and redecoration within the last two years the apartment includes a wide entrance hall, two double bedrooms both with Sharps custom-fitted furniture, a large walk-in wardrobe in the principal bedroom, and a modern wet room with WC, a second separate WC and two large storage cupboards in the hall. There is also a well-proportioned living/dining room with feature fireplace and a stunning re-fitted kitchen with integrated appliances. Lift to all floors, offering convenience and comfort for residents. Positioned directly opposite Waitrose, the development is also in close proximity to nearby shops and Wilmslow station with direct lines to Manchester Piccadilly and London Euston. Each apartment benefits from allocated planters on the walkway that the residents may use how they wish (ideal for table & chairs), and may access on-site services such as laundry, waste collection and handyman support. The apartment includes private off-street parking for residents and visitors in a secure, enclosed courtyard. **VIEWING ESSENTIAL. VENDOR IN THE PROCESS OF EXTENDING THE LEASE.**



GROUND FLOOR



Measurements are approximate. Not to scale. Summarise properties only. Made with Magic 3D22



- 1.5 hours cleaning per week included in service charge
- Duty Manager on site 24 hours a day
- Feature fireplace
- Wet room with WC
- Second WC
- On-site amenities
- Laundry Room on-site
- Ample storage space
- Walk-in wardrobe
- Residents and visitor parking

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC		EU Directive 2002/91/EC		