



*jordan* fishwick

14 Beaumont Court, SK9 3JG  
Guide Price £124,950



## Beaumont Court Handforth SK9 3JG

Guide Price £124,950



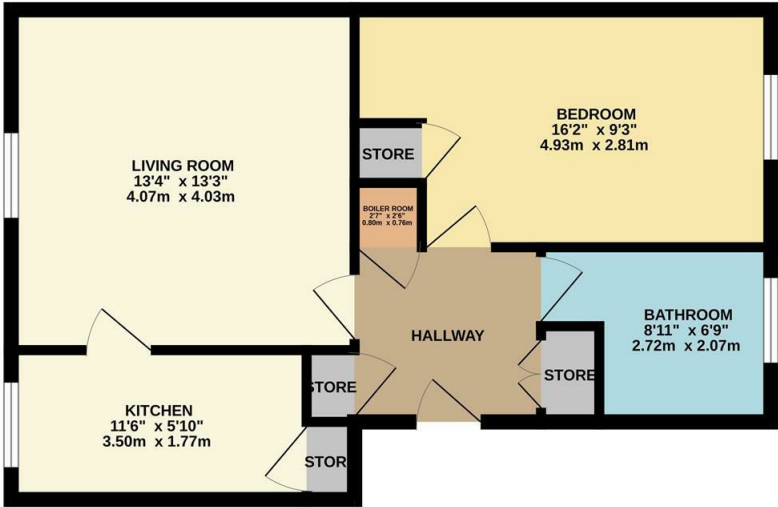
Located in Handforth on Clay Lane this purpose built one bedroom ground floor apartment is located in an ideal position being within walking distance to Handforth Village and for the commuter, the A34 and Airport bypass allows direct and easy access to neighbouring areas. Handforth village offers a number of local shopping facilities restaurants and train station. Wilmslow is a short drive away offering additional amenities with Wilmslow train station offering a direct service to London Euston and Manchester City centre. The property is well placed for easy access to the A34 and the M56 for commuters with Manchester Airport being less than 20 minutes away. The apartment is offered with No Vendor Chain and requires a degree of modernisation. Being well proportioned the rooms are spacious and there is plenty of useful built in storage cupboards. The property is ideal as a first time purchase or as an investment buy to let. There is an external brick built storage outbuilding and a car park for residents. Further photos to be added in the future. Early interest expected due to the location.

- Purpose Built Apartment
- One Double bedroom
- Ground Floor
- Bathroom
- Separate Kitchen
- Residents Car Park



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (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<br>2002/91/EC |           |

GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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