



**Willow Bank House, Old Road, Handforth,  
Cheshire, SK9**

**Guide Price: £230,000**

*Leasehold*

# Willow Bank House, Old Road, Handforth, Cheshire, SK9

Nestled in the heart of Handforth, Wilmslow, this luxurious one-bedroom apartment offers modern living and boasts sophisticated design, spacious interiors, and an enviable location.

The heart of this apartment is the spacious open-plan living area, seamlessly blending the kitchen, dining, and lounge spaces. Tastefully decorated to create an airy atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The good size double bedroom is designed for relaxation with heaps of natural light flooding the room. Indulge in relaxation in the contemporary bathroom. Impeccable design and high-quality fixtures enhance the spa-like atmosphere.

Set within well-manicured gardens with residents and visitors parking.

- Leasehold
- 999 years from 1 March 2023
- EPC Grade C
- Council Tax Band A



Total area: approx. 40.9 sq. metres (440.4 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.