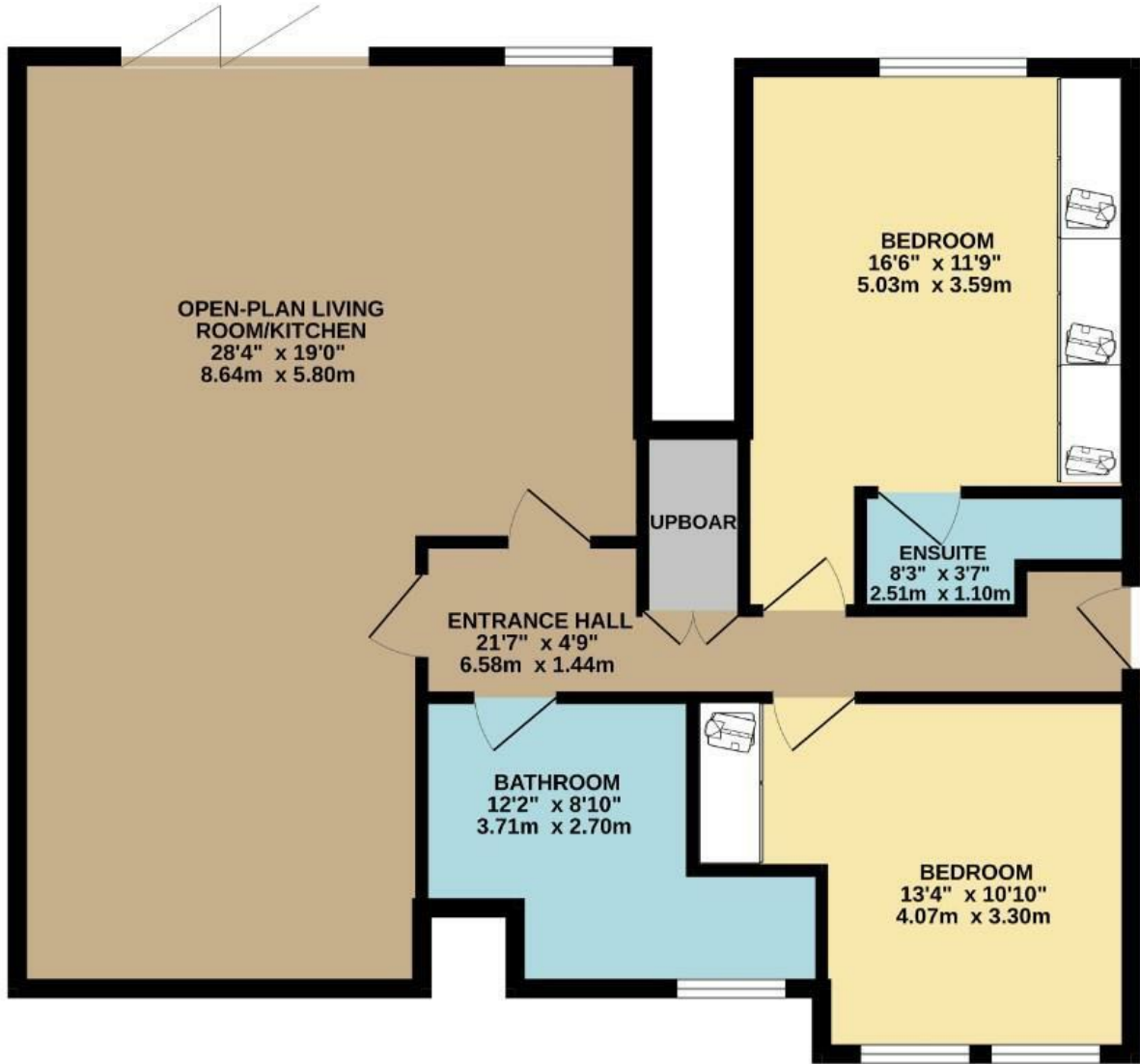## Apt 1, Inglefield Mews, 60 Adlington Road, Wilmslow, Cheshire, SK9 2BJ

Set within a sought after residential location, this well-appointed ground floor apartment provides light and airy accommodation, which is set back from the road giving excellent privacy. Ideal for a couple and enjoying a private entrance as well as being set within communal gardens, the FURNISHED accommodation reveals: Entrance hall (with built in storage cupboard), main double bedroom with fitted bedroom furniture to one wall and ensuite shower room, second double bedroom with fitted wardrobes and a quality main bathroom with bath and step in shower cubicle. An impressive open-plan living room/kitchen is a great entertaining area and enjoys direct access to the gardens. FURNISHED. AVAILABLE: IMMEDIATELY. NB. The rent includes BROADBAND and a GARDENER.

- FULLY FURNISHED ground floor apartment set within a period property
- Sought after residential location and set back from the road, so ideal for a professional couple
- Sky TV, Broadband and a gardener are INCLUDED
- Stunning open-plan living room/kitchen with direct access to gardens
- Two DOUBLE bedrooms, both have fitted bedroom furniture
- Quality main bathroom and ensuite shower room (to the main bedroom)
- Private entrance door and hallway
- Single garage. Parking in front of the garage
- EPC rating: D
- Council Tax Band: D (Cheshire East)

£1,750 Per Calendar Month

GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.

OPEN-PLAN LIVING ROOM/KITCHEN
28'4" x 19'0"
8.64m x 5.80m

BEDROOM
16'6" x 11'9"
5.03m x 3.59m

UPBOAR

ENSUITE
8'3" x 3'7"
2.51m x 1.10m

ENTRANCE HALL
21'7" x 4'9"
6.58m x 1.44m

BATHROOM
12'2" x 8'10"
3.71m x 2.70m

BEDROOM
13'4" x 10'10"
4.07m x 3.30m

TOTAL FLOOR AREA : 933 sq.ft. (86.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC