

Apartment 2, Manchester Road
Wilmslow



Andrew J Nowell
& Company



Apt 2, 101 Manchester Road, Wilmslow, SK9 2JH

An immaculate three bedroom ground floor apartment in this exclusive gated development within easy reach of Wilmslow Town Centre.

- Open Plan Living
- 1,503 sq.ft
- Gated Development
- No Onward Chain

Situated in an exclusive gated development of only 6 properties, this spacious ground floor apartment boasts superb open plan living finished to a high standard throughout.

A feature of particular note is the stunning open plan living dining kitchen which extends to nearly 700 square feet. There is a contemporary kitchen with large central island, quartz worksurfaces, integrated Bosch appliances, wine fridge, Quooker hot water tap and double French doors opening onto the private sun terrace.

In addition there is a utility room with sink, washing machine and dryer, entrance hall and two storage cupboards.

There are three double bedrooms and two shower rooms (one en-suite) with contemporary fittings and bespoke tiling. The third bedroom could be utilised as an office/living room.

The apartment benefits from underfloor heating throughout, video intercom system and an allocated storage area in the cellar.





Externally the property is approached via a set of electric gates which leads to the parking area, the apartment has two allocated parking spaces and there are additional spaces for visitors.

There are immaculate communal gardens and grounds which surround the property, to the front there is a large lawn with mature trees and shrubs and to the rear accessed from the private sun terrace there is a communal courtyard with resin bonded patio and planted flower beds.

The apartment is within easy reach of Wilmslow Town centre and train station.
Offered for sale with no onward chain.

Important Information

Council Tax – E (TBC)

EPC Rating – B

Tenure – Leasehold (Share of Freehold)
Ground Rent – Peppercorn (TBC)
Service Charge – Up to £2,000 per annum (TBC)

Heating: Gas Fired Central Heating (Underfloor)

Services: Mains Gas, Electric, Water & Drainage

Parking: Two Allocated Spaces

What 3 Words – [///dose.onions.tribe](http://dose.onions.tribe)

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast Broadband available at the property

Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone). Limited coverage indoors with EE & Three

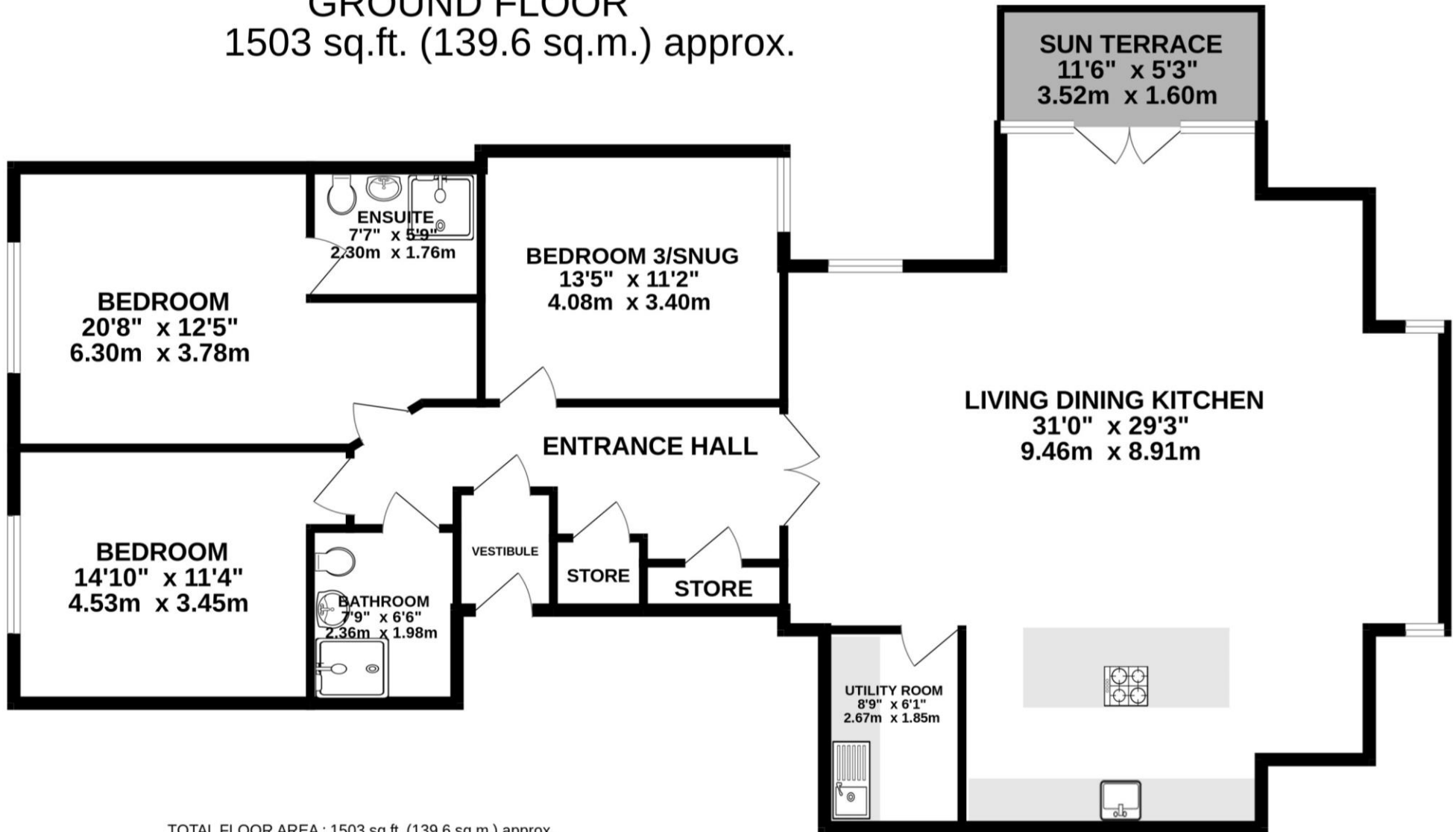
* Information provided by GOV.UK

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GROUND FLOOR

1503 sq.ft. (139.6 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.6 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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