

7 Heald Court

Wilmslow



Andrew J Nowell
& Company



7 Heald Court, 34 Hawthorn Lane, Wilmslow, SK9 5DG

An impressive penthouse apartment in this exclusive development within walking distance of Wilmslow Town Centre.

- No Chain
- Two Bedrooms
- Undercroft Parking
- Roof Garden

Situated in this exclusive development of only seven apartments, the penthouse occupies the entire top floor and offers spacious accommodation which has been finished to a high standard throughout.

With direct lift access to the apartment there is a hallway which wraps around the central roof garden. There is a large open living/dining room with vaulted ceiling, central fireplace and French doors opening onto the balcony. Off the living room is the sitting room and the breakfast kitchen with contemporary units, quartz worksurfaces and integrated appliances and utility room off.

There are two well proportioned bedrooms both with en-suite bathrooms and fitted wardrobes. The principal bedroom suite has a further dressing room/study and also double doors opening onto a private balcony. Both balconies enjoy a stunning open aspect across the neighbouring green space "The Carrs".





Externally the development is approached via a sweeping driveway which leads to the undercroft secure parking and further parking for residents and visitors. There are charming and well-maintained communal grounds.

Heald Court is conveniently located a short walk from Wilmslow Town Centre which offers everything for day-to-day needs and access to the train station with links to Manchester and London.

The property is offered of sale with no onward chain.

Important Information

Council Tax – H

EPC Rating – C

Tenure – Leasehold - 972 yrs remaining
Ground Rent and Service Charge - TBC

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Undercroft & Communal Parking

What 3 Words – [///divestill.labs](https://divestill.labs)

Restrictions:

- Pets are not permitted at the property
- Electric cars are not permitted in the underground parking

Flood Risk*: Very Low Risk of Flooding

Broadband**: Superfast broadband available at the property

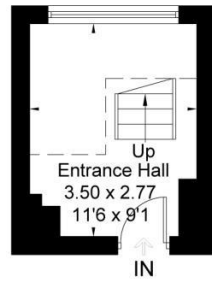
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

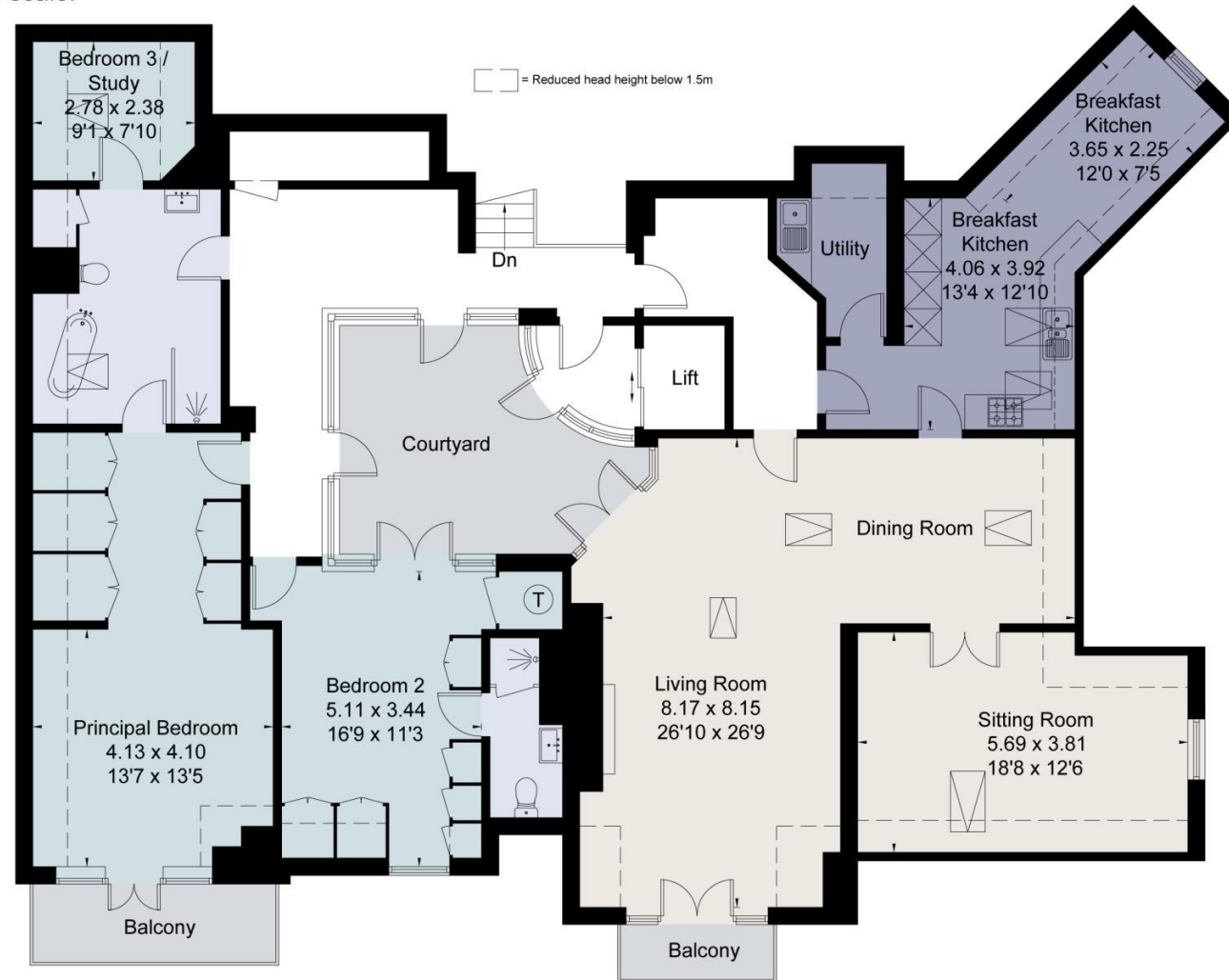
**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Approximate Area = 223.2 sq m / 2402 sq ft
 (Excluding Courtyard)
 Including Limited Use Area (31.7 sq m / 341 sq ft)
 For identification only. Not to scale.



Second Floor



Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

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