

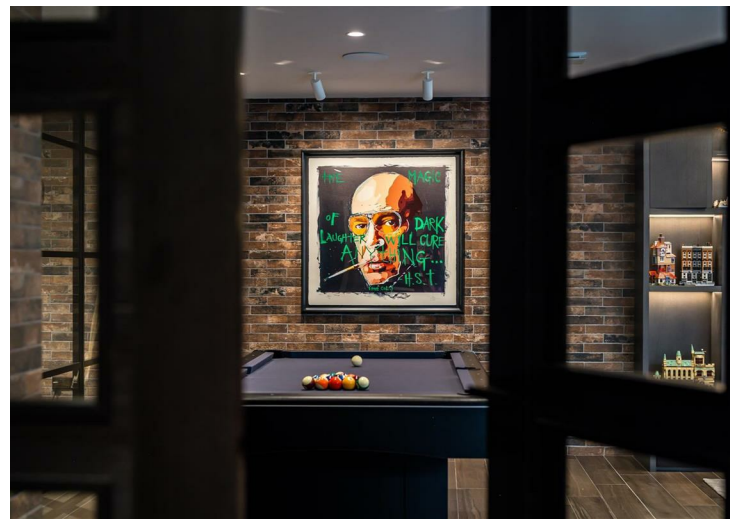
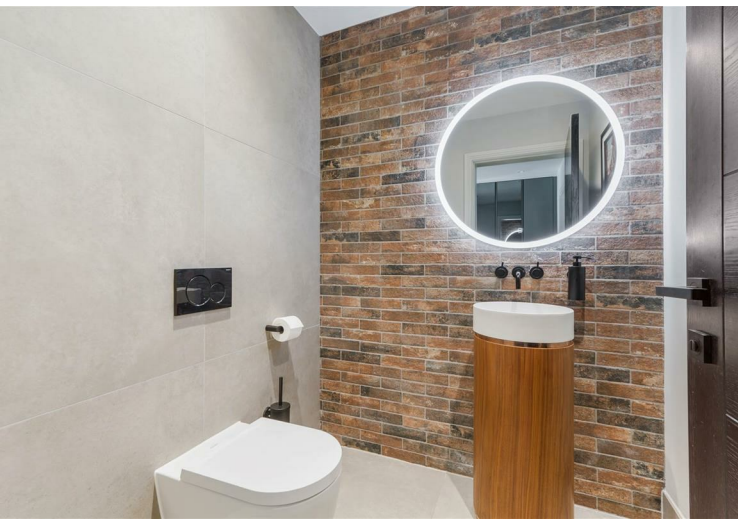
## 7 Rosegarth Place Wilmslow, SK9 2TZ



Asking Price £2,695,000

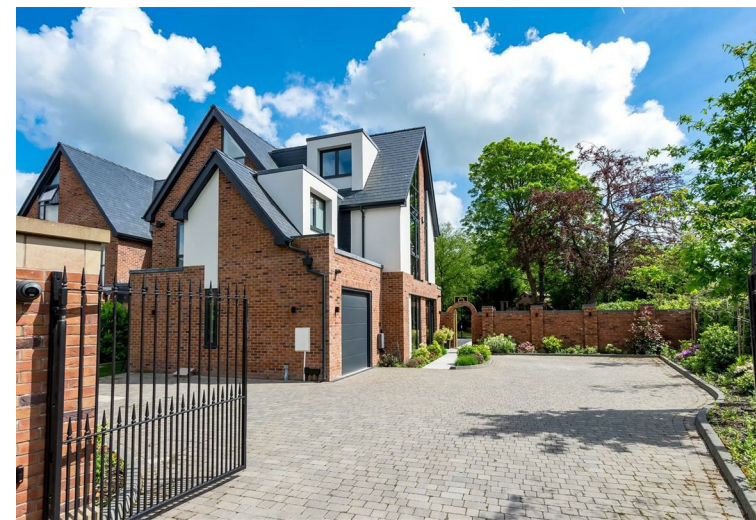
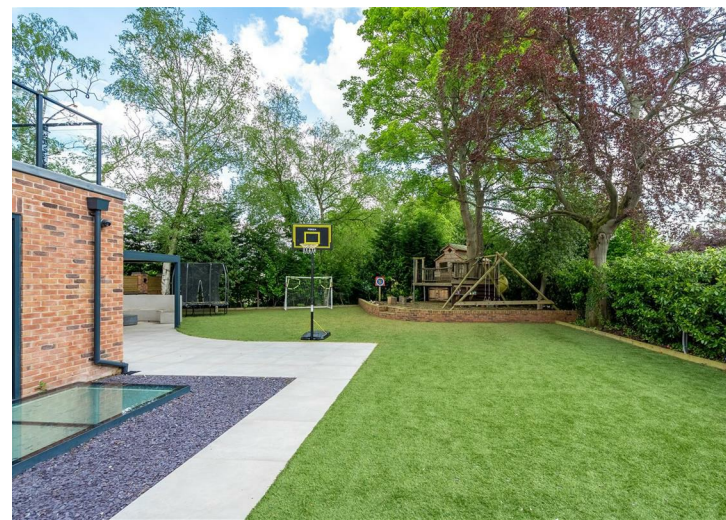
- Gated home
- Cinema room
- Close to the centre of Wilmslow
- Fully integrated Control 4 smart system
- Fully equipped security system
- Gym
- Games room & bar
- Outdoor kitchen
- Primary bedroom with dressing room, balcony & ensuite
- Open-plan & modern interior





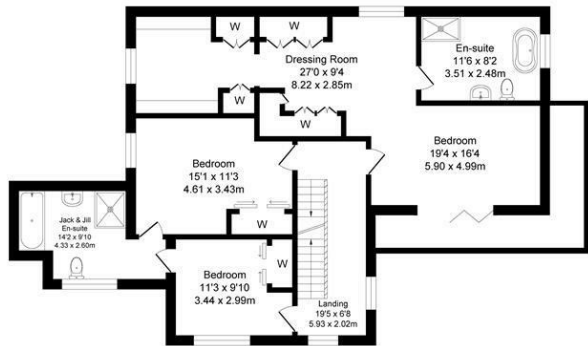




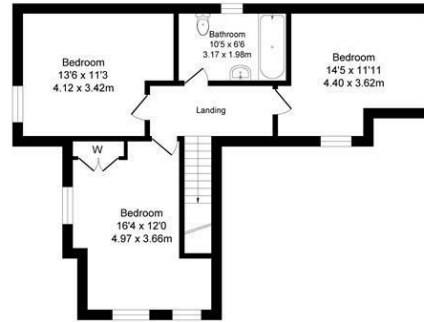


Rosegarth Place  
Total Approx. Floor Area 4523 Sq.ft. (420.2 Sq.M.)

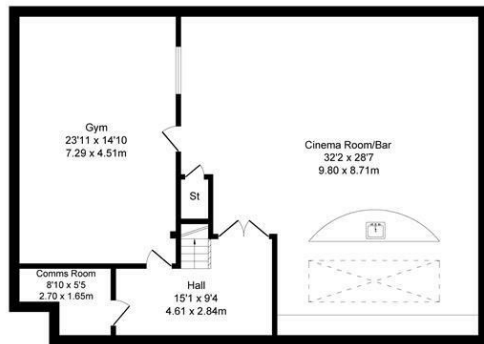
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



First Floor  
Approx. Floor Area 1061 Sq.Ft (98.6 Sq.M.)



Second Floor  
Approx. Floor Area 664 Sq.Ft (61.7 Sq.M.)



Basement  
Approx. Floor Area 1359 Sq.Ft (126.3 Sq.M.)



Ground Floor  
Approx. Floor Area 1229 Sq.Ft (114.3 Sq.M.)

Council Tax Band:  
Tax Band G

Tenure:  
Freehold

Local Authority:  
Cheshire East

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements