



5 Lawson Grange Holly Road North, Wilmslow - SK9 1DZ

Offers in Region of £500,000

mosley jarman 

Offered for sale with no onward chain, this outstanding apartment also benefits from underfloor heating throughout and occupies arguably the most desirable position within the development.

Lawson Grange is an exclusive retirement development set behind secure electric gates, offering an outstanding combination of luxury, security and convenience. Residents benefit from allocated parking, ample visitor parking, beautifully maintained communal gardens, a stylish residents' lounge with kitchen facilities, lift access to all floors, and well-appointed guest suites for visiting family and friends. For added peace of mind, the development also features a 24-hour Tunstall emergency call system and a camera door entry system linked directly to the apartment's television. The development is situated on one of Wilmslow's most desirable tree-lined roads, the apartment is just a short stroll from Wilmslow town centre and its excellent range of shops, restaurants and amenities.

The apartment is accessed via an impressive communal entrance and comprises a welcoming private entrance hall with a generous storage cupboard and separate utility cupboard. The spacious principal bedroom enjoys a lovely picture window, a large walk-in wardrobe and a contemporary en-suite shower room with a walk-in shower. The second double bedroom offers direct access to the private patio and communal gardens and is served by a separate modern shower room.

At the heart of the home is a superb open-plan living, dining and kitchen area, thoughtfully designed for both everyday living and entertaining. The contemporary kitchen is fitted with an excellent range of matching wall and base units, granite work surfaces and a full complement of integrated appliances, including an induction hob. The spacious living and dining area opens directly onto the private south-facing patio, creating a seamless connection to the beautifully landscaped communal gardens.





- Council Tax Band: D
- EPC grade: C
- Heating – Underfloor heating
- Mains - Gas, Electric, waters and drains
- Property Construction- Brick built with tiled roof
- Flood Risk: Very low risk of flooding from rivers & seas. Medium risk of surface water flooding.
- Broadband**: Openreach & Virgin Media- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three*
- Mobile Coverage**: Mobile coverage at the property available with all main providers*. Some limited indoor coverage.
- Parking: Allocated parking for one car plus visitors parking.
- Rights of Way & Restrictive Covenants: TBC
- Tenure: Leasehold- 999 year lease with approx. 990 years remaining
- The current service charge is £4956 per annum. The ground rent is £495 p.a.

* Information provided by GOV.UK **Information provided by Ofcom checker.



The apartment benefits from one secure allocated parking space plus additional visitors parking. The private south-facing patio enjoys direct access to the immaculately presented gardens, featuring expansive lawns, attractive flower beds, and peaceful seating areas, providing an idyllic setting to relax and enjoy the surroundings.



5 Lawson Grange Holly Road North

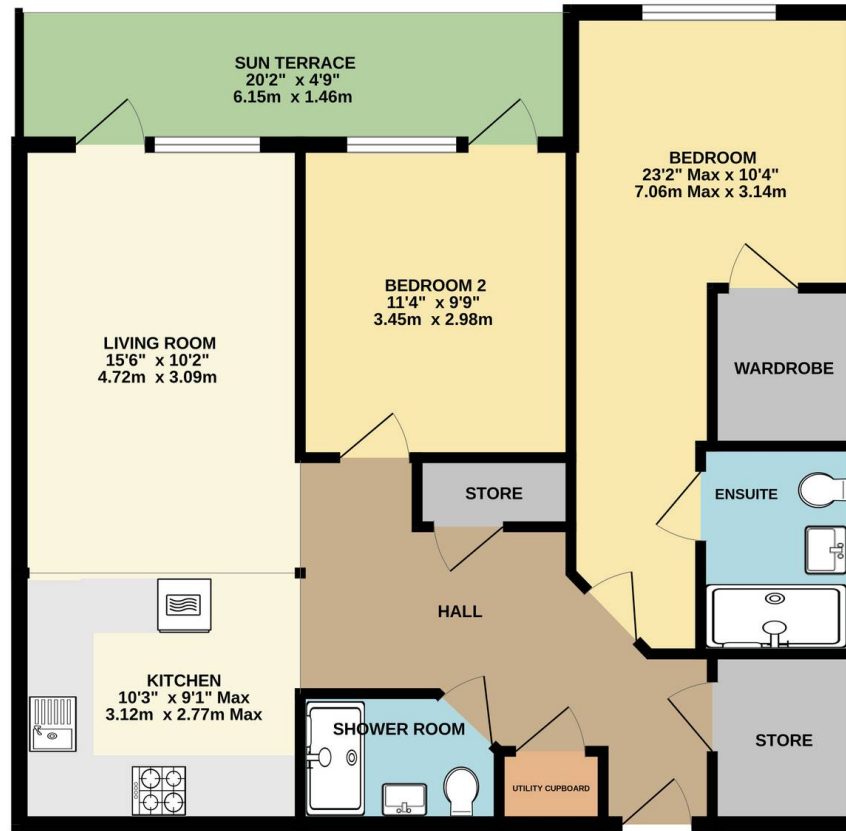
Wilmslow

- Stunning two double bedroom ground floor apartment
- Walking distance to shops, doctors and Wilmslow town centre
- Allocated parking space
- No onward chain
- Two bathrooms (one ensuite)
- Superbly presented throughout
- Private South facing patio with direct access onto the stunning communal gardens
- Leasehold- 999 year lease with approx. 990 years remaining

Wilmslow is a vibrant, sought-after town located in Cheshire, renowned for its blend of scenic beauty, excellent transport links, and a strong sense of community. Known for its high standard of living, Wilmslow offers a variety of shops, restaurants, and local amenities, making it a popular choice for families and professionals alike. The town is surrounded by picturesque countryside, including the nearby Bollin Valley, offering plenty of outdoor recreational opportunities. With its close proximity to Manchester, excellent schools, and easy access to Wilmslow train station, which provides direct routes to London, Wilmslow is a perfect balance of convenience and rural charm. Its attractive combination of lifestyle and location makes it one of the most desirable places to live in the region.



GROUND FLOOR
791 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.4 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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The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.