

www.rooftops.co.uk

**SALE**

# Rooftops

**Sales Letting & Management**



## *Pembroke House, Hawthorn Street, Wilmslow, SK9*

Ideal Investment

Everything on your doorstep

Period conversion

South facing private courtyard

No Chain

Energy Efficiency Rating C

A beautiful converted period building, nestling in a gated community in the heart of Wilmslow. Pembroke House offers a tucked away location with a lovely private courtyard and this ground floor apartment is certainly not to be missed. Comprising; remote fob operated gates leading to the building, communal entrance and mail boxes, secure private door with alarm, entrance hall, kitchen/diner/lounge with gas hob, electric oven, dishwasher, fridge, freezer and washer/dryer. Dining area and lounge with electric fire and access to the South facing private courtyard. Master bedroom with wardrobes, En-Suite shower room, small double bedroom and bathroom with shower over the bath. Energy Efficiency Rating C. Council Tax Band E. Leasehold.

Asking Price

**£325,000**

Sell with confidence, sell your property with **Rooftops**

### Private entrance hall

Private door with alarm and storage cupboard, wooden flooring.

### Living/dining/kitchen

29'2" (8m 89cm) x 13'4" (4m 6cm)

Open plan room with wooden flooring, electric fire, and access to South facing garden. Kitchen area; with electric oven, gas hob, dishwasher, fridge, freezer, washer/dryer, wooden flooring, wall lights, power points.

### Master bedroom

11'1" (3m 37cm) x 10'5" (3m 17cm)

Carpet flooring, ceiling light and inset spot lights, ladder radiator, power points, double open doors to covered patio area.

### En-Suite

En-Suite shower room with large shower cubicle, wash hand basin, low level wc, ladder radiator, inset spot lights, tiled flooring.

### Bedroom 2

10'1" (3m 7cm) x 6'7" (2m 0cm)

Carpet flooring, inset spot lights, window over looking the courtyard, radiator, power points.

### Bathroom

Tiled flooring, bath with shower over, pedestal wash hand basin, low level wc, shaver socket, ladder radiator, inset spot lights.

### Courtyard

Raised decked area and half shingle private South facing courtyard.

### Outside

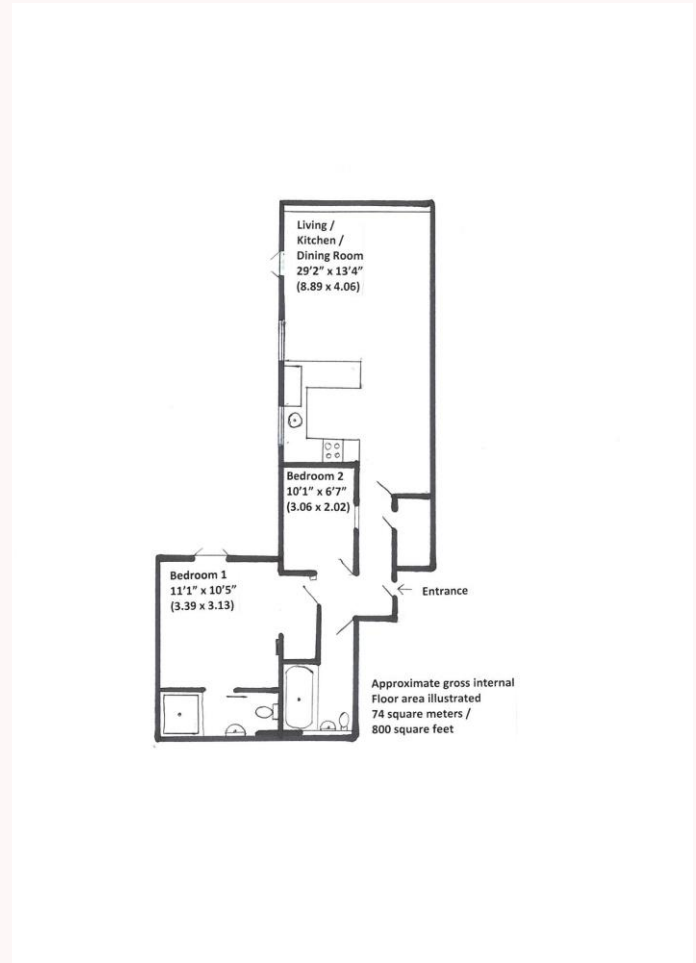
Paved area with planted borders, private allocated parking space.

### Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

### Disclaimer.

### Floorplans



We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.