



**GASCOIGNE
HALMAN**

30 POWNALL COURT, WILMSLOW SK9 5QE

THE AREAS LEADING ESTATE AGENT



30 POWNALL COURT, WILMSLOW SK9 5QE

£269,950

A well-presented first floor apartment in the popular 'Pownall Court' Development close to Wilmslow town centre with two double bedrooms, stylish refitted kitchen, large living-dining room with attractive bay-window and private South facing balcony. The property comes with resident parking and a tandem garage.

- Well-Presented First Floor Apartment
- Popular And Convenient Location
- Two Double Bedrooms
- Stylish Refitted Kitchen
- Large South Facing Living-Dining Room With Feature Bay-Window
- Private South Facing Balcony
- Resident Parking And Tandem Garage
- Walking Distance To Wilmslow Town Centre And Lindow Common





Pownall Court is a popular and convenient development approx half a mile from Wilmslow town centre with easy access to Lindow Common, Gorsey Bank primary school and excellent transport links.

Internally the property offers spacious and well-presented accommodation and comprises internally; entrance hallway with useful storage facilities which gives access to the fitted shower room and two double bedrooms.

In addition there is a large bright and airy South facing living-dining room with feature bay-window which gives access to the private balcony and a superb refitted modern kitchen with stylish units and premium integrated appliances.

Externally the property comes with a secure telephone entry system, ample resident parking and a double length tandem garage.

The annual service charge is currently £1,963.60 per annum (subject to verification by solicitors).

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the large stores at Handforth Dean and Cheadle including Marks & Spencer, Tesco, John Lewis and Sainsburys. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 5QE

TENURE

Leasehold for approximately 170 years from 29/06/2016 (subject to verification by solicitors).

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

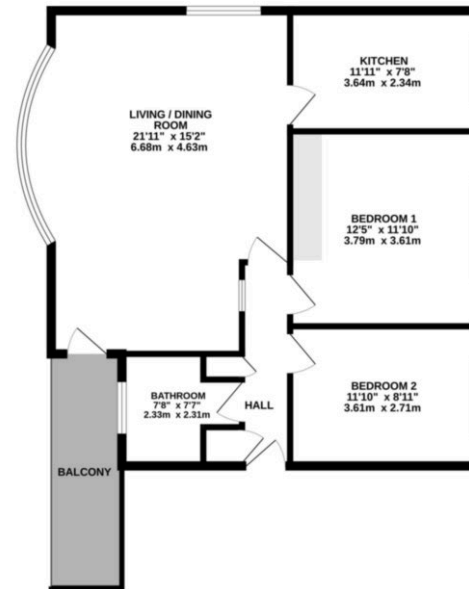
Cheshire East. Property Band: D

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

FIRST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA - 771 sq.ft. (71.6 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and/or other professional is not liable and no guarantee is given for the accuracy of the floorplan. Made with Metaphor CAD.

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