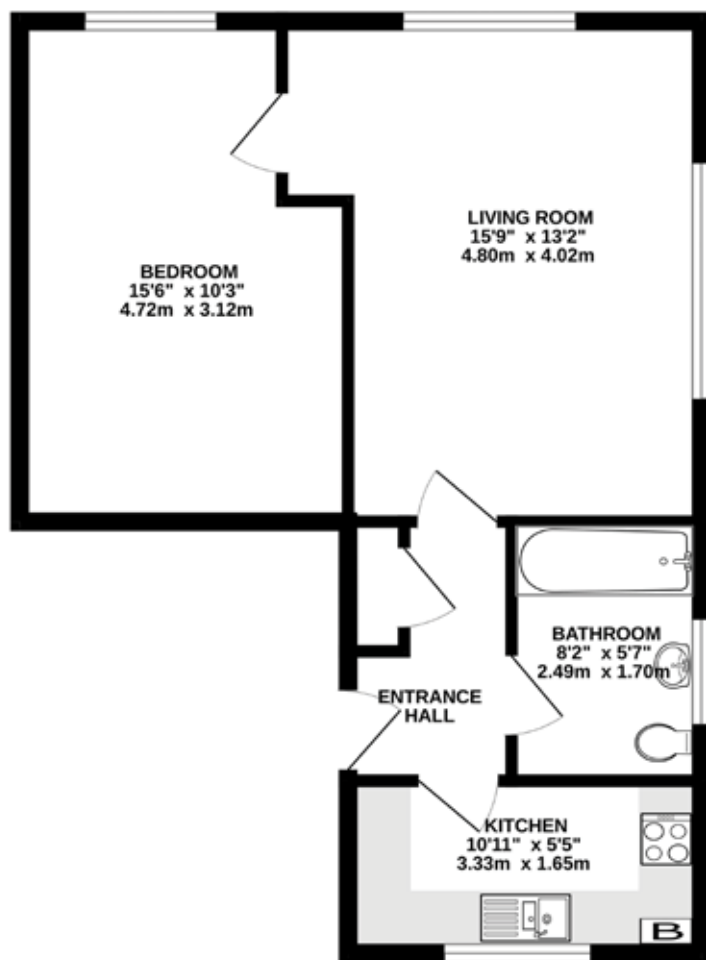


FIRST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 489 sq.ft. (45.4 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 misstatement. 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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**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

Wilmslow

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gascoignehalman.co.uk



128B MANCHESTER ROAD  
Wilmslow  
£140,000



A light and spacious modern apartment located on the first floor within easy access to Wilmslow & Handforth centers with off road parking. Ideal for first time buyers and investors alike. Available with NO ONWARD CHAIN.

GASCOIGNE HALMAN



- Spacious One Bedroom Apartment
- Living Room With Separate Kitchen
- Close to Wilmslow Centre & Handforth Village
- First Floor Position
- Off Road Parking
- Available With NO CHAIN

**£140,000**

**128B MANCHESTER ROAD**

Wilmslow



#### DESCRIPTION

This delightful modern apartment boasts excellent sized accommodation throughout. Briefly comprising: communal entrance hall, a welcoming entrance hall, a spacious living room with dual aspect windows plus separate kitchen with a range of base and eye level units. A good sized double bedroom and a modern fitted bathroom. Externally the property benefits from off road parking. This apartment is in a prime location and is an ideal property for a first time buyer or a buy-to-let investor. Please note: current service charge of £975.77 p.a. (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. 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 2LE

#### TENURE

Leasehold for 99 years from 25/03/2004 with a ground rent of £100 p.a. and a service charge of £975.77 p.a. (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: B.

#### VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K



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