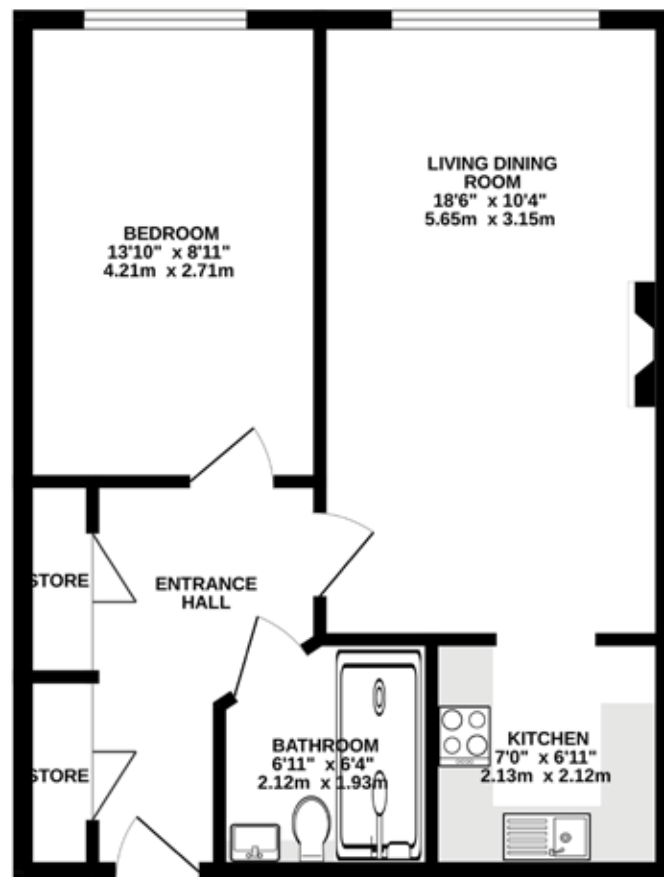


FLAT 30, CANTERBURY GRANGE
Grove Avenue, Wilmslow
£125,000

SECOND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.2 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 AREAS LEADING ESTATE AGENCY

Wilmslow
40, Alderley Road, WILMSLOW SK9 1NY
01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



A beautifully presented second floor retirement apartment within Canterbury Grange in the heart of Wilmslow town centre. Spacious living-dining room with separate modern kitchen. A generous sized double bedroom and recently fitted modern shower room. The property comes with lift access, secure telephone entry, in-house manager & communal gardens.

GASCOIGNE HALMAN

- Second Floor Retirement Apartment
- Immaculate Presentation Throughout
- Refitted Modern Shower Room
- Refitted Contemporary Kitchen

- Good-Size Double Bedroom
- Large Living-Dining Room
- In-House Manager & Residents Lounge
- Superb Location In The Heart Of Wilmslow Town Centre

£125,000

FLAT 30, CANTERBURY GRANGE

Grove Avenue, Wilmslow



DESCRIPTION

This spacious second floor retirement apartment offers superb natural light complemented by modern fittings and a highly convenient location moments from local shops and amenities.

Internally the property comprises a welcoming entrance hallway with useful fitted storage cupboards with mirrored doors, modern refitted shower room, generous double bedroom, large living-dining room with feature fire surround and window overlooking the communal garden to the rear. A recently fitted contemporary kitchen with fitted units completes the internal accommodation.

The development also boasts residents (fee payable) and visitors parking, secure telephone entry, residents lounge, live-in house manager and private guest suite. Service charge is £3,839.63 p.a. (including sinking fund and redecoration fund) with a Ground Rent of £135 p.a. £315 charge for parking space p.a. - subject to availability. (all subject to verification by solicitors).

Please Note: There may be a charge made upon selling a retirement apartment, payable to the management company. Please contact the office for further details.

LOCATION

Conveniently situated within minutes walk of Wilmslow town centre with its excellent range of shops and general services, restaurants, cafes and amenities. 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 stores at Handforth Dean and Cheadle. Wilmslow has a library and a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 5EG

TENURE

Leasehold for 125 years from 01/01/1991 with a ground rent of £135.00 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: C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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