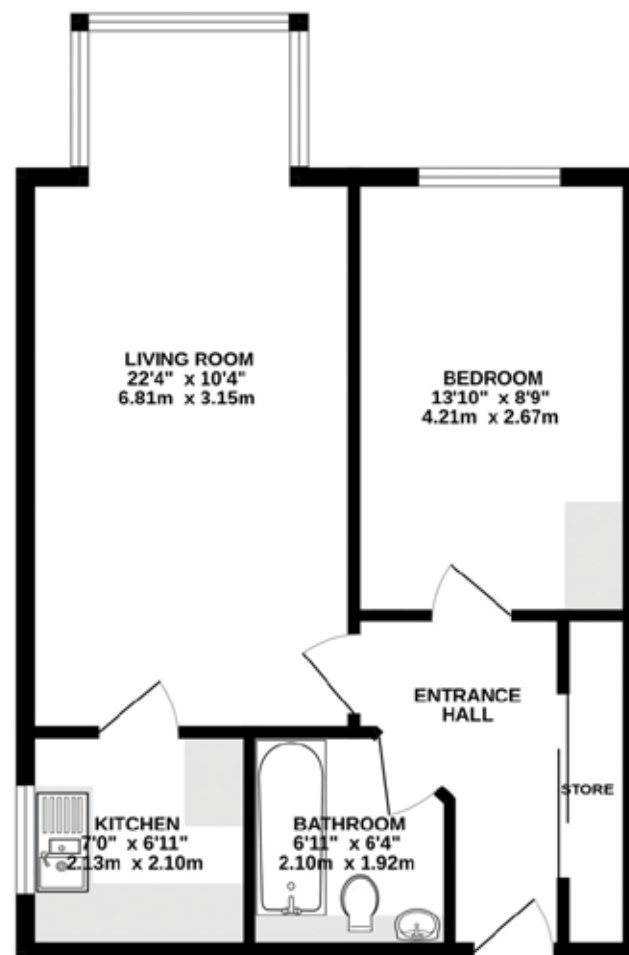
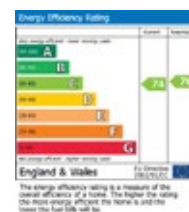


FLAT 22 CANTERBURY GRANGE
Grove Avenue, Wilmslow
£115,000

FIRST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 499 sq.ft. (46.3 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.
Made with Metropix 12/2026



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



A light & spacious first floor retirement apartment in the ever-popular Canterbury Grange development minutes from Wilmslow town centre. Boasting a large living room with bay window to the front and separate kitchen. A double bedroom with fitted wardrobe. Available with no onward chain.

GASCOIGNE HALMAN

- First Floor Retirement Apartment
- Good-Size Double Bedroom
- Large Living-Dining Room With Bay Window
- In-House Manager & Residents Lounge
- Superb Location In The Heart Of Wilmslow Town Centre
- Available With No Onward Chain

£115,000

FLAT 22 CANTERBURY GRANGE

Grove Avenue, Wilmslow



This spacious first 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, a bathroom with three piece suit, generous double bedroom with built in wardrobe, spacious living-dining room with large bay window to the front. A separate kitchen with fitted units and window above the sink 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 Wilmslow town centre with its excellent range of shops and general services, restaurants, cafes and amenities all just moments away. 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 89 years to 31/12/2115. (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 Council. Council tax band: C

VIEWING

Viewing strictly by appointment through the Agents.

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



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