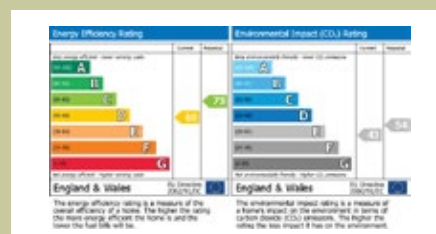
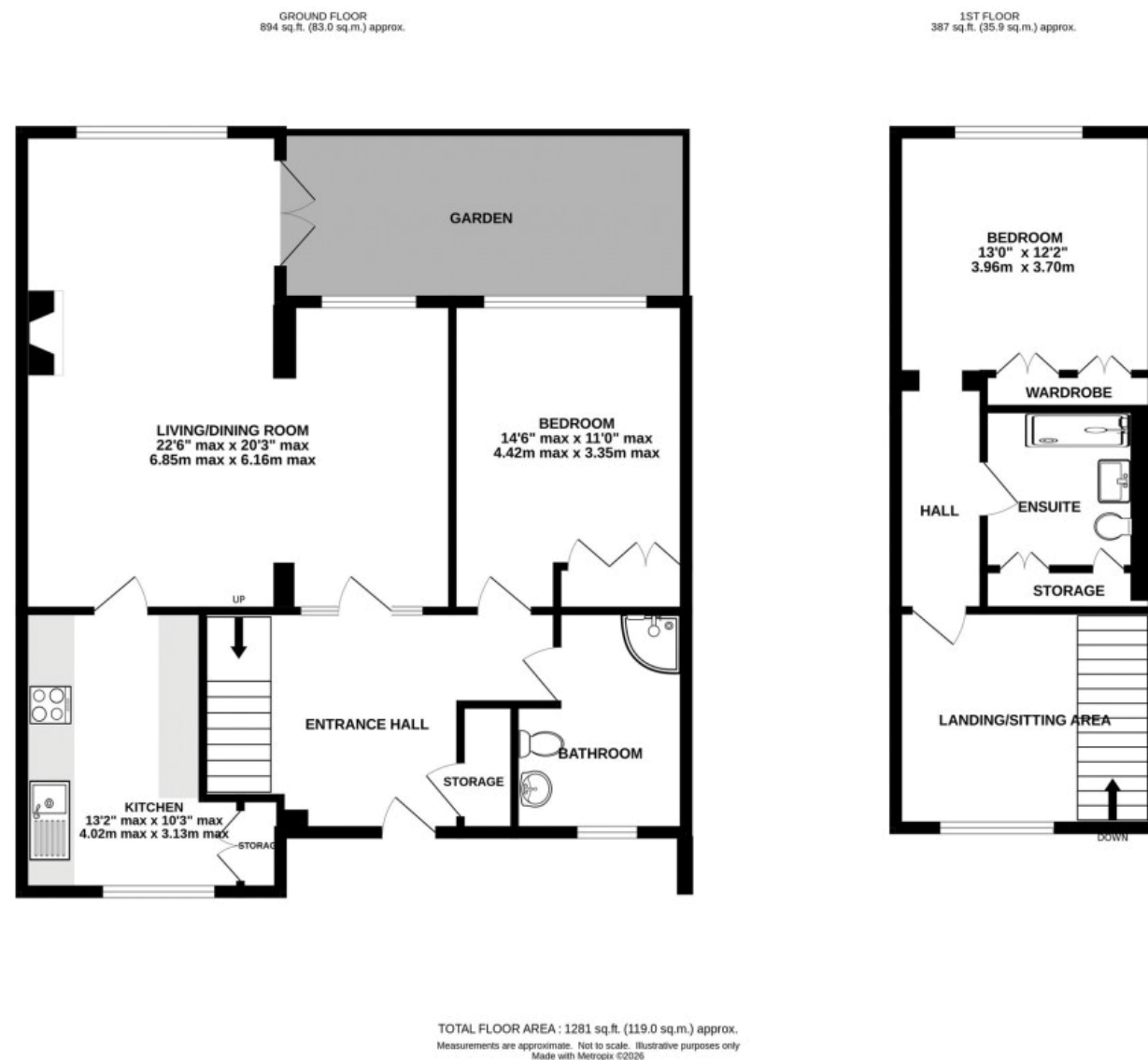


10 ABBEY MILL
Shirleys Drive, Prestbury
£560,000



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

Prestbury
8 The Village, PRESTBURY SK10 4DG
01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A well presented and appointed two bedroom mews home, occupying a position in this highly regarded development located centrally to Prestbury Village.

- PRIVATE ENTRANCE
- HEART OF THE VILLAGE
- BRIGHT & SPACIOUS OPEN PLAN LIVING

- LANDSCAPED COMMUNAL GARDENS
- SECURE UNDERCROFT PARKING
- NO ONWARD CHAIN

£560,000

10 ABBEY MILL
Shirleys Drive, Prestbury



Abbey Mill is a most exclusive and desirable development built and managed by English Courtyards in 2002. The properties vary between mews houses and apartments with this particular property being a bright and spacious mews style home with its own private entrance and garden. Number 10 benefits from a central, private plot with its own entrance, courtyard garden and views over the communal gardens and fountain area. The accommodation comprises in brief; an entrance hall, through to a large bright, open plan living space with patio doors out onto your own private garden setting. A separate fitted kitchen with space for a small dining table. To complete the ground floor, there is a double bedroom

with fitted wardrobes, a shower room and WC creating a perfect setup single-story living with ample of storage space. At first floor level; a large landing/study area with fitted desk and book shelf, with views over the attractive communal gardens. A spacious main bedroom which is complemented with fitted wardrobes and large modern shower room with walk-in shower and more good storage space. Externally the home benefits from a fantastic private outdoor garden area overlooking the immaculately kept communal grounds. There is ample visitor parking and the property has a secure under-croft parking space with automated door. The properties are available to prospective purchasers aged 60 or older. Resident managers are available on site which creates

a fantastic friendly environment with regular social activities. The manager also provides assistance in emergencies.

LOCATION

The historical Village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the Village boasts excellent access to all the amenities of the general area ; Railway Station, Local shops, Restaurants & Bars/Pubs, a highly regarded Primary School, Tennis Club & Prestbury Golf Club to name a few. Alderley Edge & Wilmslow are only a very short distance away offering more comprehensive facilities and the town of Macclesfield is a very short distance with a direct link to London Euston in approx. 1 hour 40 mins. Manchester Airport and the motorway

network are within 20 minutes drive.

DIRECTIONS

For SatNav purposes: SK10 4XY

TENURE

Leasehold. 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 BC. Council tax band: G

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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