



5 Lynwood Victoria Road, Wilmslow  
Wilmslow

£137,500

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 5 Lynwood Victoria Road

Wilmslow, Wilmslow

A delightful ground floor retirement apartment presented to a high standard and enjoying direct access onto the communal gardens. Within a prime position in the centre of Wilmslow within the Lynwood development.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground Floor Retirement Apartment
- Updated Kitchen & Shower Room
- Bedroom With Built In Wardrobes
- Spacious Lounge With Patio Doors
- Excellent Communal Facilities With On-Site House Manager
- Town Centre Location



# 5 Lynwood Victoria Road

Wilmslow, Wilmslow

This centrally positioned retirement apartment, convenient for all the local amenities, is located on the ground floor with direct access onto the communal well maintained gardens.

This fantastic apartment enjoys a prime position on the ground floor and is presented to a superb standard throughout with modern updated kitchen and well presented shower room. The living room offers both a good space for sitting area and also for a dining table, as well as having an electric fire. Additionally there is the patio doors to the communal garden areas. The bedroom has built-in wardrobes and the entrance hall offers further storage.

The popular Lynwood development benefits from good communal facilities including a residents' lounge, laundry room and guest room together with an on-site house manager.

The service charge is currently £4,412.40 per annum (subject to verification by solicitors).

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

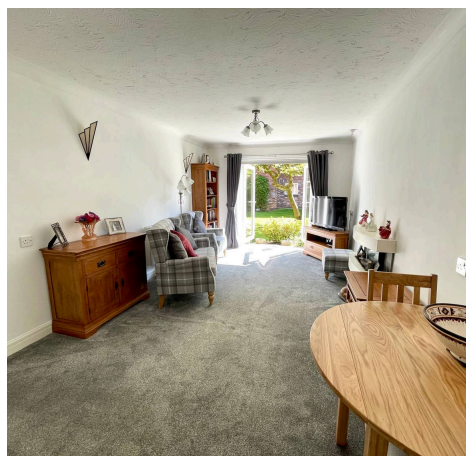




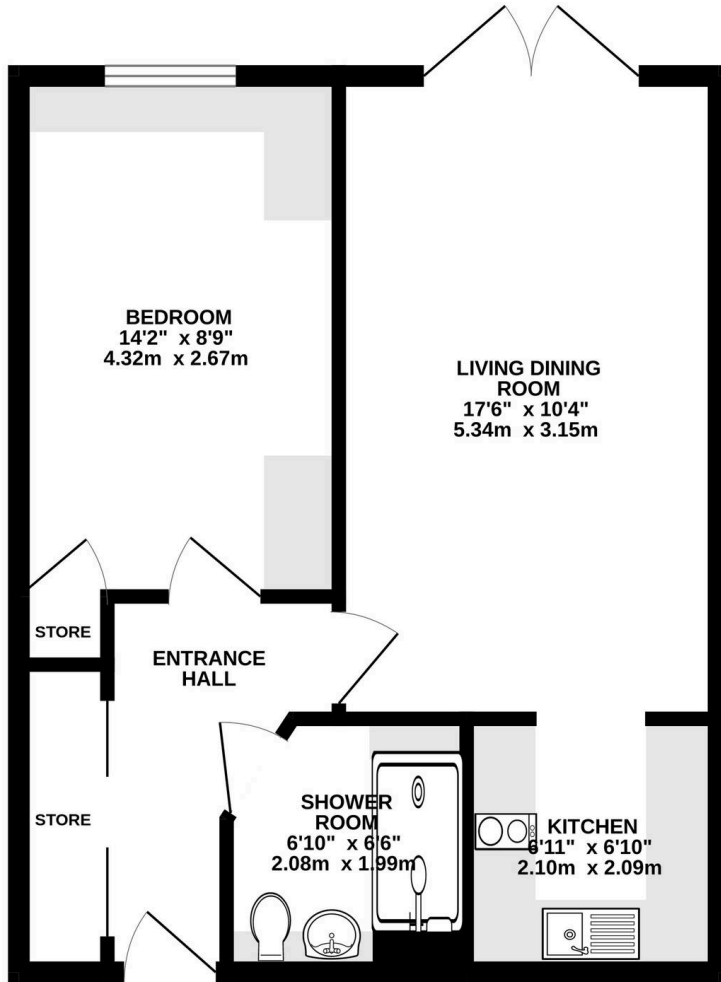
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Conveniently situated within Wilmslow town centre with its excellent range of shops and general services, restaurants, cafes and amenities. Wilmslow railway station is within walking distance and is on the main line to London Euston and also provides 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 leisure centre and library and there are also a number of private sporting clubs in the area.



GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.0 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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