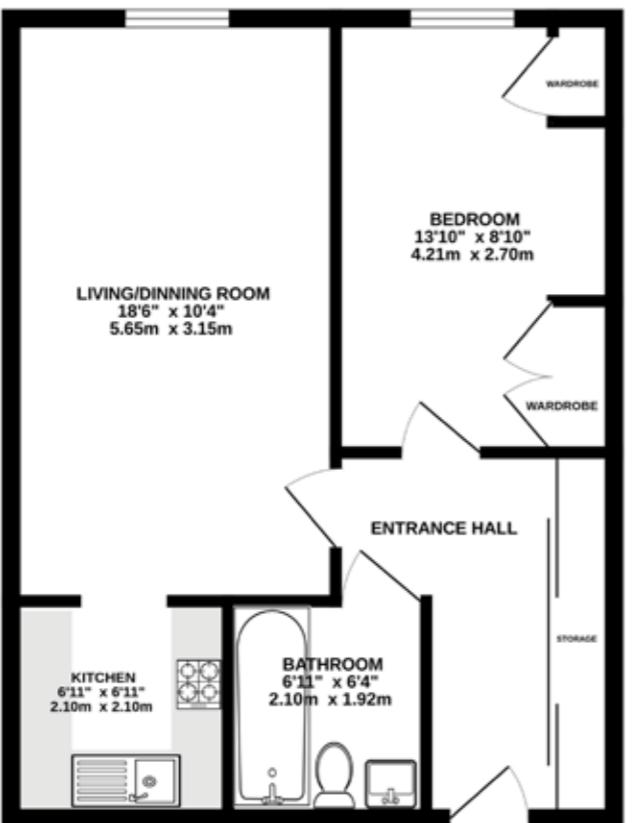


**7 CANTERBURY GRANGE**

18 Grove Avenue, Wilmslow

**OFFERS OVER****£ 105,000**

GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 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, fittings, fixtures and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A 'light and airy' one bedroom ground floor retirement apartment located in the popular

Canterbury Grange development in the heart of Wilmslow town centre. Sold with no vendor chain.

**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](mailto:wilmslow@gascoignehalman.co.uk)

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



**GASCOIGNE HALMAN**

- Spacious Ground Floor Retirement Apartment
- Popular Canterbury Grange Retirement Development
- One Good-Size Double Bedroom
- Bathroom With Three Piece Suite

- Spacious Living-Dining Room
- Superb Central Location In The Heart Of Wilmslow Town Centre

OFFERS OVER  
£105,000

7 CANTERBURY GRANGE

18 Grove Avenue, Wilmslow



#### DESCRIPTION

Canterbury Grange enjoys a superb central position in Wilmslow town centre only moments from local shops, cafes and restaurants as well as having easy access to all major transport links. The property itself is located on the ground floor close to the main entrance for easy living and comprises internally; entrance hallway with useful fitted storage, bathroom with three piece suite, good-size double bedroom with pleasant views over the communal gardens as well as a range of fitted furniture. In addition there is a spacious living-dining room with feature fire surround and appealing views over the well-maintained communal gardens as well

as a fitted kitchen situated next to the living-dining room. The development also boasts resident and visitor parking, secure telephone entry, residents lounge, live-in house manager and private guest suite. The current service charge is £2,800 p.a. with a ground rent of £135 p.a. There is also an additional charge for a private parking space. The sinking fund contribution is £137 per quarter and buildings insurance is £260 p.a. (subject to verification by solicitors). Please Note: It is possible that there could 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 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. Electric heating.

#### LOCAL AUTHORITY

Cheshire East. Property Band: C

#### 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