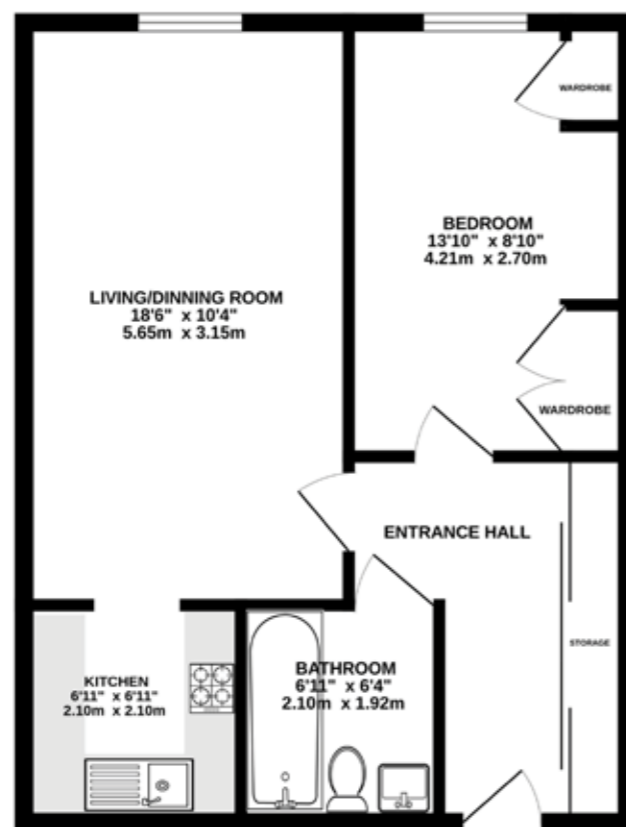


7 CANTERBURY GRANGE
18 Grove Avenue, Wilmslow
OFFERS OVER
£105,000

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, 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



GASCOIGNE HALMAN



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.

- 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.

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



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