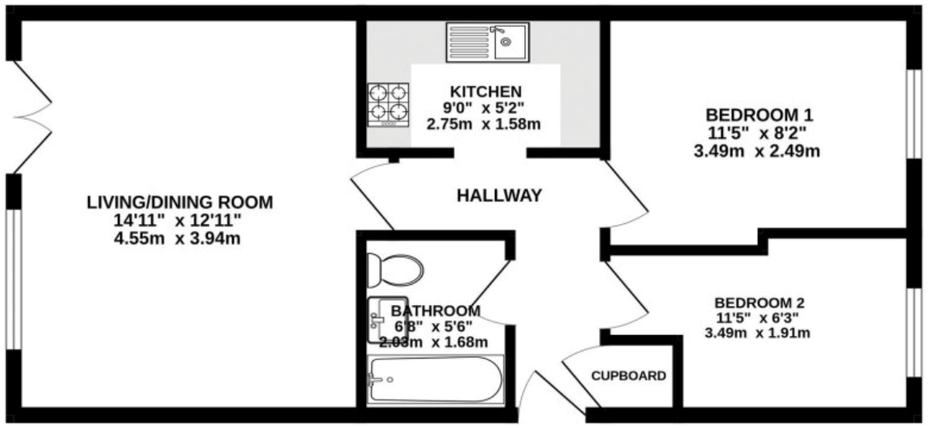
1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 498 sq.ft. (46.2 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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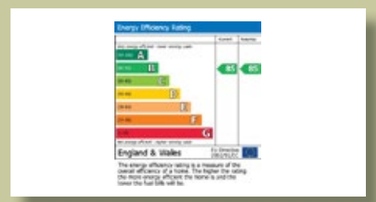

NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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

9 KINGSWOOD COURT

Grove Avenue, Wilmslow

£190,000



A light and spacious two bedroom modern apartment located on the first floor of this purpose built development in the centre of Wilmslow, with allocated parking and additional visitor parking. Available with NO ONWARD CHAIN.

The Property Ombudsman

GASCOIGNE HALMAN

- Superb First Floor Apartment
- Two Bedrooms & One Bathroom
- Separate Fitted Kitchen
- Light & Spacious Living Room
- Allocated Parking Space
- Prime Central Wilmslow Location

£190,000

9 KINGSWOOD COURT

Grove Avenue, Wilmslow

















This delightful two bedroom apartment boasts excellent sized accommodation throughout. Briefly comprising: communal entrance hall, a welcoming entrance hall, a fantastic living room with Juliet balcony plus a good sized separate kitchen with a range of base and eye level units. Two good size bedrooms and a modern fitted bathroom. Externally the property benefits from allocated parking and additional visitor parking. This apartment is in a prime location in the centre of Wilmslow. Ideal property for a first time buyer or a buy-to-let investor.
The service charge is £1,085 p.a and the ground rent is £125 p.a. (subject to verification by solicitors).

LOCATION

Conveniently situated within Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes on the doorstep. Wilmslow railway station, which is within walking distance, 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 large stores at Handforth Dean and Cheadle including Marks & Spencer, Tesco, John Lewis and Sainsburys. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 5EE

TENURE

Leasehold for 96 years to 21/12/2122. (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 tax band: C

VIEWING

Viewing strictly by appointment through the Agents.