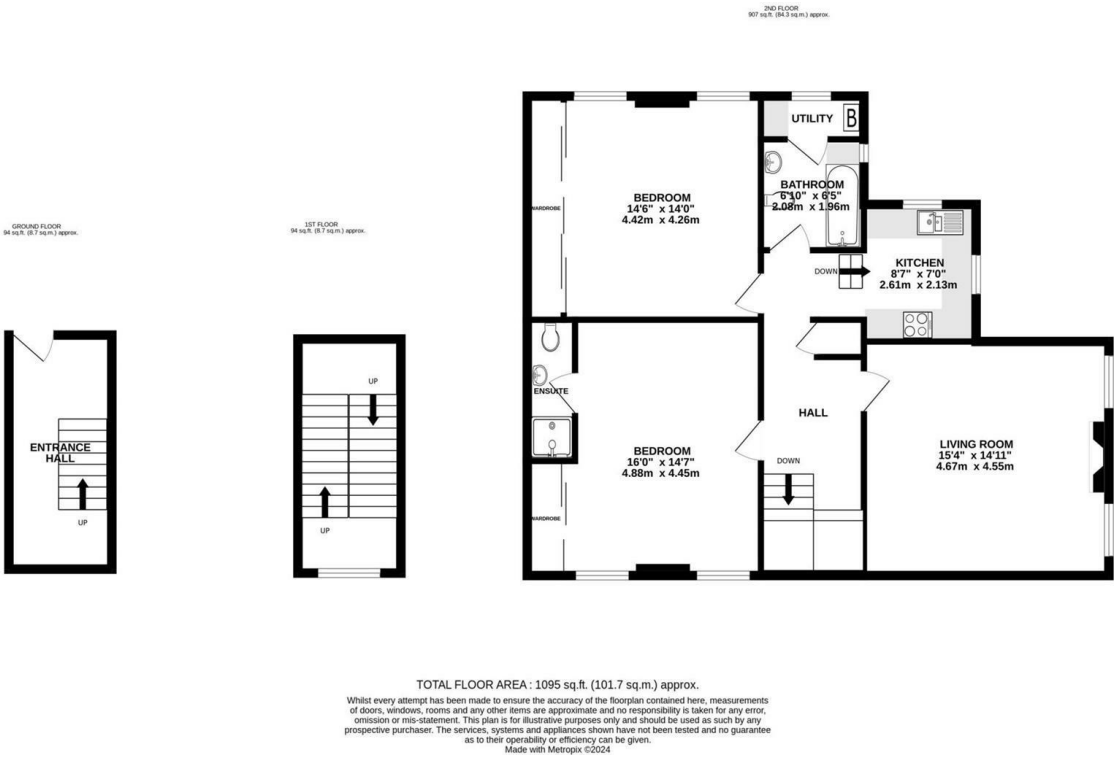






FLAT 1 WESTON COURT ALDERLEY ROAD WILMSLOW SK9 1PT

This two double bedroom apartment forms part of an attractive Period conversion consisting of three privately owned apartments with well-maintained communal areas and allocated resident parking. The property is a short drive away from Wilmslow centre, offering a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. Within a 10 minute drive away there are many additional amenities such as fitness centres, golf courses, Marks and Spencer and John Lewis. The property is well placed for easy access to the M56 for commuters to Manchester and the North West commercial centres and Manchester Airport is less than 20 minutes away. There are several good local state schools and a wide choice of private schools within the area with parks and beautiful countryside surrounding the whole area. Internally the property boasts some beautiful original features with attractive ceiling coving and stained glass windows and is approached via a sweeping staircase to the top floor. The private accommodation comprises: welcoming entrance hallway with cloaks area and useful built-in storage cupboard, two large double bedrooms, with the main bedroom benefiting from a en-suite shower room and bedroom two boasting fitted sliding mirror fronted wardrobes. In addition there is a refitted modern Shaker style kitchen, good-size bathroom with three piece suite, and a useful utility room with space for a washing machine and housing the wall mounted gas boiler. The living room has a stunning feature fireplace, space for a dining table and chair set and pleasant views. Externally, the property enjoys private resident parking.



- Period Conversion
- Top floor Apartment
- Period Features
- Residents Parking
- Two double bedrooms
- Ensuite
- GCH
- Wilmslow Town Centre



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	77	England & Wales
		64	EU Directive 2002/91/EC