

# 20 Sanctuary Mews

Wilmslow, SK9 3BF



*mosley jarman*



## 20 Sanctuary Mews Handforth, Wilmslow, SK9 3BF

**£410,000**

This modern two double bedroom, two-bathroom mews house is set within a gated development designed for discerning over-55s who seek both independence and a sense of community in an elegant, secure environment. The property features UPVC double glazing, gas-fired central heating, allocated parking, a landscaped garden, 24/7 monitored panic alarm and the remainder of the NHBC 10-year new build warranty, with approximately six and a half years remaining.

The accommodation comprises an entrance hallway leading to a spacious living room and an inner hallway that provides access to a downstairs WC, utility room, under-stairs storage, and a dining kitchen. The kitchen is fitted with contemporary matching wall and base units, integrated Neff appliances, and a dining area with sliding doors opening onto the garden. It has also been purposely designed to accommodate a residential elevator to the master bedroom if required.

On the first floor, the master bedroom includes fitted wardrobes and a balcony overlooking the landscaped garden and woodland beyond. The second double bedroom offers loft access, which is partially boarded, and a contemporary ensuite shower room.

Externally, the front of the property provides allocated parking for one car along with visitors' parking. To the rear, there is a landscaped garden featuring an artificial lawn, planted shrubs and borders, and views over the woodland.



- Two double bedroom mid mews house
- Gated development designed for over-55s
- Walking distance of Handforth Dean Retail Park
- Close to Wilmslow, Handforth, Alderley Edge, and Bramhall
- Allocation parking & visitors parking
- Communal clubhouse offering facilities such as gym, a sauna, and a steam room
- Two ensembles
- Utility and down stairs wc



### The Clubhouse

At the heart of the new Sanctuary Wilmslow development stands The Clubhouse, a central feature designed for all residents of this innovative gated community to enjoy. It offers an exclusive selection of facilities, including a hair and beauty treatment area, a spa with a large hot tub, a fully equipped gym, a sauna, and a steam room. The Clubhouse also features a residents' lounge and a spacious function room, ideal for hosting events and entertaining family and friends.

### The Location

Situated in a tranquil location just off Coppice Way in Wilmslow, Sanctuary Mews offers the very best in later-life living. This thoughtfully designed gated community provides a secure and peaceful retreat while remaining conveniently close to local amenities. Handforth Dean Retail Park is within easy walking distance, and the nearby towns of Wilmslow, Handforth, Alderley Edge, and Bramhall provide a wealth of boutique shops, restaurants, leisure options, and picturesque countryside walks.

### Important Information

Council Tax Band: C  
 EPC grade: B  
 Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk: Very low risk of flooding from rivers & seas. High risk of surface water flooding.  
 Broadband<sup>\*\*</sup>: Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three<sup>\*</sup>  
 Mobile Coverage<sup>\*\*</sup>: Mobile coverage at the property available with all main providers<sup>\*</sup>. Some limited indoor coverage.  
 Parking: Allocated parking for one car & visitor parking  
 Rights of Way & Restrictive Covenants: TBC  
 Water Metre- Present at property  
 Tenure: Leasehold 999 year lease. Approx. 993 years remaining  
 Service Charge is £220 per quarter  
 Lifestyle Charge is £408 per quarter  
 Ground Rent £100 per year  
<sup>\*</sup> Information provided by GOV.UK  
<sup>\*\*</sup> Information provided by Ofcom checker.  
 The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 3BF**

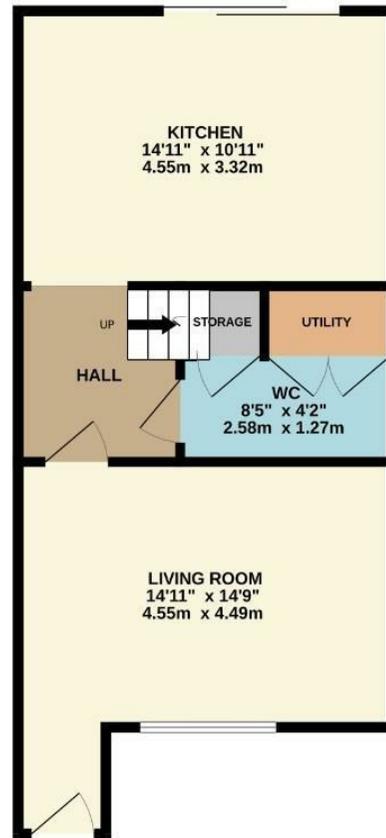
What 3 Words:

Council Tax Band: **C**

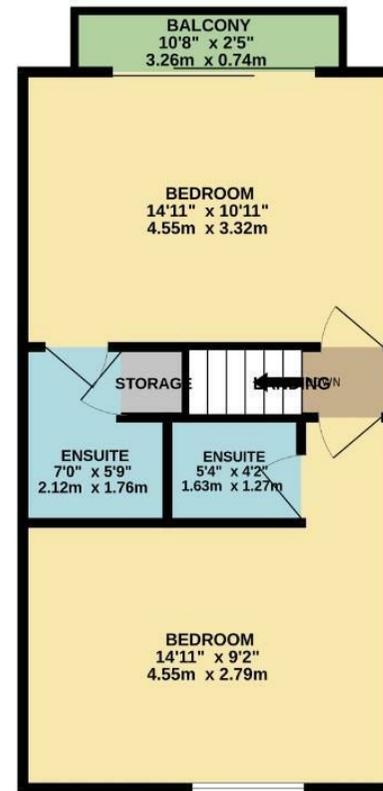
EPC Rating: **B**

Tenure: **Leasehold**

GROUND FLOOR  
438 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.