



Apt 5 Witchingham Adlington Road, Adlington Road, Wilmslow - SK9 2AL  
£530,000

mosley jarman *M*

# Apartment 5 Withingham Adlington Road

Adlington Road, Wilmslow

A most impressive and particularly spacious luxurious first floor apartment benefitting from pleasant private tree-lined views across well-kept communal gardens.

Withingham is renowned for its excellent on-site facilities, with generous and secure communal hallways, a lift to all floors, fantastic enveloping communal gardens and garaging. Whilst each apartment is of a generous size, retaining a sense of space to all rooms and excellent storage.

This particular apartment is positioned to the first floor with pleasant tree-lined private views from every room. Also, the accommodation is presented to a high standard throughout and presents an excellent downsizer opportunity.

The accommodation in brief comprises of a useful private entrance lobby into the apartment with a useful cloaks cupboard, then a well-sized central hallway, again, with excellent storage, the impressive large living-dining room bathed with light from the several windows along with access into the front balcony, two double bedrooms with fitted bedroom furniture, an en-suite shower room off the principal bedroom and main bathroom off the hallway. Then, a fitted dining kitchen completes the accommodation.

- Council Tax Band:
- EPC grade: C
- Heating: Gas Central Heating.
- Mains: Electric, Gas & Water
- Flood Risk\*: Very low risk of flooding from rivers & seas. Low risk of surface water flooding.
- Broadband\*\*:
- Mobile Coverage\*\*: Mobile coverage with EE, O2 & Vodafone likely).
- Parking: Off-road parking to a private gated area.
- Rights of Way & Restrictive Covenants: To be confirmed.
- Tenure: -Leasehold - 910 years from 1997. Management charge is approx £3300 PA but requires verifying.
- \* Information provided by GOV.UK
- \*\*Information provided by Ofcom checker.





## Apartment 5 Witchingham Adlington Road

Adlington Road, Wilmslow

- Luxurious First Floor Apartment
- Attractive Tree-lined Views
- Electric Gated Parking and Garaging
- Well-proportioned Accommodation with a Spacious Living Room
- Two Double Bedrooms with Fitted Furniture
- Two Bath/Shower Rooms
- Covered Balcony with Pleasing Views
- Fitted Dining Kitchen
- Lift to all Floors
- Convenient Location Close to Wilmslow Town Centre

Apartment 5, Witchingham occupies a highly desirable position on Adlington Road, one of Wilmslow's most prestigious residential locations. The development is set within attractive landscaped grounds and is within easy walking distance of Wilmslow town centre, offering an excellent range of shops, restaurants, cafés and leisure facilities. Wilmslow railway station is also nearby, providing regular direct services to Manchester and London, while the A34, M56 and Manchester Airport are easily accessible, making the property ideally situated for both local amenities and regional transport links.



GROUND FLOOR  
1265 sq.ft. (117.6 sq.m.) approx.



TOTAL FLOOR AREA: 1265 sq.ft. (117.6 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.  
Made with Metropix ©2025.

Mosley Jarman

Mosley Jarman, 44 Alderley Road, Wilmslow - SK9 1NY

01625444899 • wilmslow@mosleyjarman.co.uk • www.mosleyjarman.co.uk/

The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.