

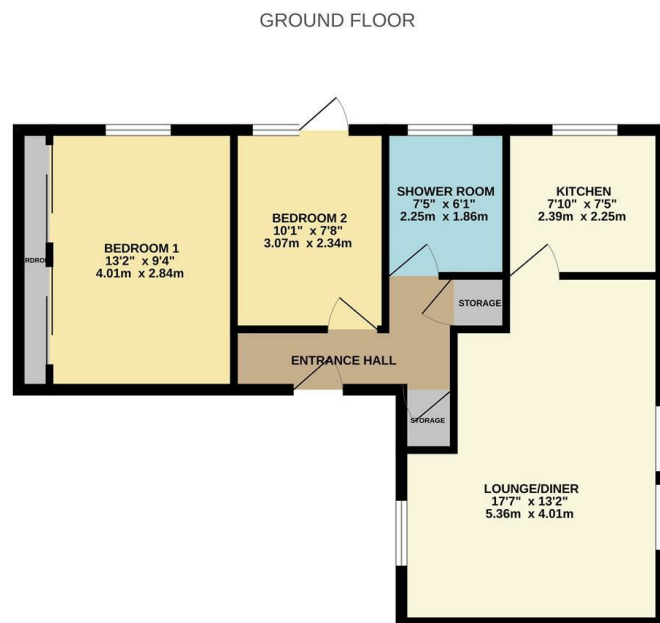


jordan fishwick

23 NIGHTINGALE CLOSE WILMSLOW SK9 4DF
70% Shared ownership £150,000

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PET FRIENDLY > A fantastic opportunity to purchase a superb ground floor (Maisonette style) two bedroom apartment situated within a desirable residential area of Wilmslow. This shared ownership property is restricted to the over 55's with 70% share to be purchased. The property benefits from being located on the ground floor with its own private access and comprises an entrance hallway, useful storage cupboards, large lounge / dining room, modern, fitted kitchen, modern fitted shower room, and two bedrooms. The second bedroom benefiting from patio doors leading to the communal gardens. The advertising price represents the 70% share and has been valued independently by a RICS surveyor. The lease is a surrender and regrant lease - a new 99 year lease will be provided on completion of the sale.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(69-81) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			England & Wales	EU Directive 2002/91/EC	England & Wales