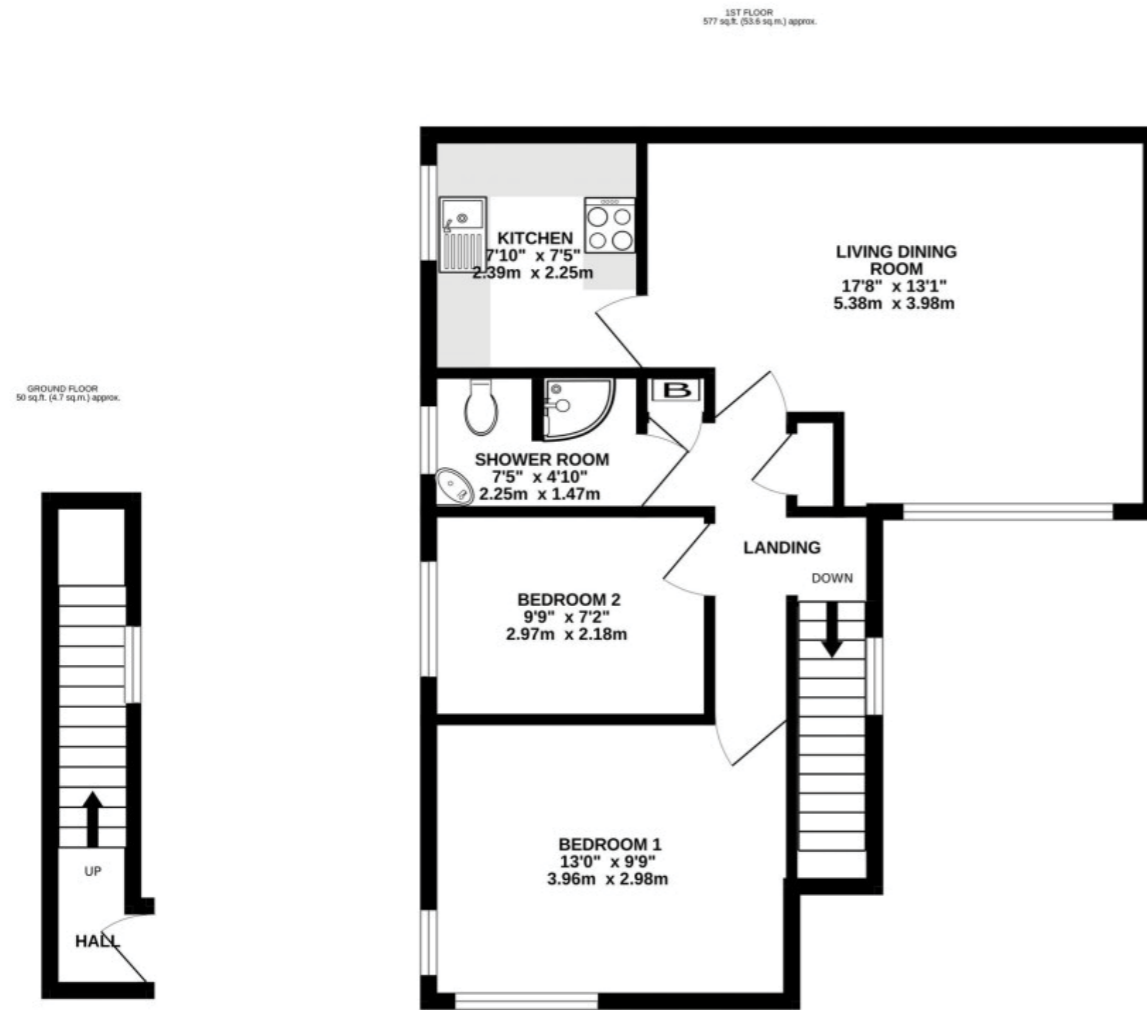
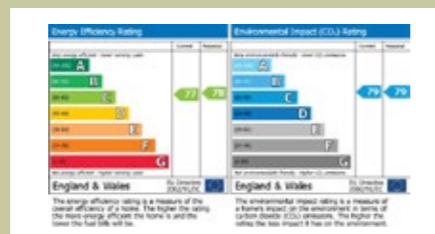


2 NIGHTINGALE CLOSE
 Wilmslow
£129,950



TOTAL FLOOR AREA : 627 sq.ft. (58.3 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



GASCOIGNE HALMAN

70% Shared Ownership A beautifully presented two bedroom retirement apartment with private entrance, a spacious 17ft living dining room plus separate kitchen as well as a modern shower room.

- Well Presented Retirement Apartment
- Two Good Sized Bedrooms
- Open Plan Living & Dining Area

- Separate Modern Fitted Kitchen
- Private Entrance & Hall
- Resident Parking & Communal Gardens

£129,950

2 NIGHTINGALE CLOSE

Wilmslow



Offered on a 70% Shared Ownership Scheme, this well presented two-bedroom retirement property for the over-50's benefits from a harmonious blend of comfort, style, and practicality, making it a superb choice for those seeking a peaceful and well-appointed home. The charming brick exterior is complemented by a well-maintained front garden providing both an attractive welcome and ease of access for residents and visitors. The property's layout is thoughtfully designed with a spacious, open plan living and dining area, enhanced by a large window that floods the space with natural light. Neutral decor and modern lighting fixtures create a bright, inviting atmosphere, perfect for both relaxation and entertaining. The modern kitchen is fitted with sleek white cabinetry and integrated appliances, including an oven and hob, offering a practical yet stylish environment for meal preparation. Ample natural light streams

through generous windows, ensuring the kitchen remains bright and welcoming throughout the day. Both bedrooms are filled with natural light with neutral tones and cosy carpeting in the bedrooms provide a tranquil and restful setting. The bathroom boasts a modern shower enclosure with sliding glass doors, elegant tiled walls, and practical built-in shelving for storage. Decorative tile accents and contemporary fixtures add a touch of sophistication while ensuring ease of maintenance. The property's living areas are designed for comfort and flexibility, offering dedicated dining and seating zones that cater to both every-day living and special occasions. With its bright, airy rooms, ample built-in storage throughout, and a welcoming atmosphere, this retirement property combines practicality with modern living features. The quiet residential setting further enhance its appeal, making it ideal for those seeking a secure, low-maintenance, and comfortable home environment. This is a rare

opportunity to secure a thoughtfully designed retirement property that truly supports an enjoyable and independent lifestyle. All outside grounds and maintenance are covered by Redwing / Regenda Housing.

The current annual service charge is £1,008 p.a. (subject to verification by solicitors).

LOCATION

Conveniently situated within walking distance of Wilmslow town centre with its excellent range of shops and general services, restaurants, cafes and amenities. Wilmslow railway station 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 4DF

TENURE

Leasehold for 93 years to 05/05/2119. (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

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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