

# 11 The Firs Fulshaw Park

Wilmslow, Cheshire, SK9 1QH



*mosley jarman*



## 11 The Firs Fulshaw Park, Wilmslow, Cheshire, SK9 1QH

**£475,000**

A magnificent and exceptionally spacious first-floor apartment offering two generous double bedrooms, each complemented by its own beautifully appointed ensuite bathroom. The property is situated in the highly desirable and sought-after Fulshaw Park area of Wilmslow.

Internally, the apartment offers two beautifully presented and generously proportioned double bedrooms, both featuring stylish, re-fitted ensuite bathrooms. The principal bedroom benefits from an extensive range of high-quality fitted wardrobes with sliding doors, providing excellent storage while discreetly concealing the entrance to the superb ensuite bathroom, complete with a luxurious four-piece suite. Bedroom two is equally spacious and also benefits from sleek, high-gloss fitted wardrobes.

The living room is particularly impressive, offering generous proportions and an abundance of natural light thanks to a large bay window and additional windows providing a triple aspect. From its elevated first-floor position, the room enjoys private and pleasant outlooks.

Adjacent to the living room is the open-plan kitchen diner, designed to provide a sociable and highly functional space ideal for both everyday living and entertaining. The modern kitchen features a range of matching high-gloss wall and base units, quartz work surfaces, a large central island with breakfast bar style seating.



- Exceptionally spacious first-floor apartment in the highly sought-after Fulshaw Park area of Wilmslow
- Two generously proportioned double bedrooms, each with stylish, re-fitted ensuite bathrooms
- Principal bedroom featuring extensive fitted wardrobes with sliding doors and a luxurious four-piece ensuite
- Impressive living room with large bay window, triple aspect, and abundant natural light
- Elevated position offering private and pleasant outlooks
- Modern open-plan kitchen diner with high-gloss units, quartz work surfaces, and central island with breakfast bar seating



### The Location

This superb apartment enjoys a prime location within walking distance of Wilmslow town centre, which offers an excellent range of amenities including boutique shops, bars, restaurants, leisure facilities and Wilmslow train station, providing direct rail links to both London Euston and Manchester city centre.

### The Grounds & Gardens

Externally, the development is surrounded by meticulously maintained communal gardens and benefits from residents' parking areas as well as private allocated single garages. The communal areas are immaculately presented, creating a welcoming first impression.

### Important Information

Council Tax Band: F  
EPC grade: EXPIRED - previously a D.  
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. Very low risk of surface water flooding.

Broadband\*\*: Openreach- FTTC (Fibre to the Cabinet). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three\*  
Mobile Coverage\*\*: Mobile coverage at the property available with all main providers\*.  
Parking: Off road parking available  
Rights of Way & Restrictive Covenants: TBC  
Tenure:- Leasehold. 150 years from 29/09/1977. Management Charge £3840 PA. Ground rent TBC.  
\* Information provided by GOV.UK  
\*\*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 1QH**

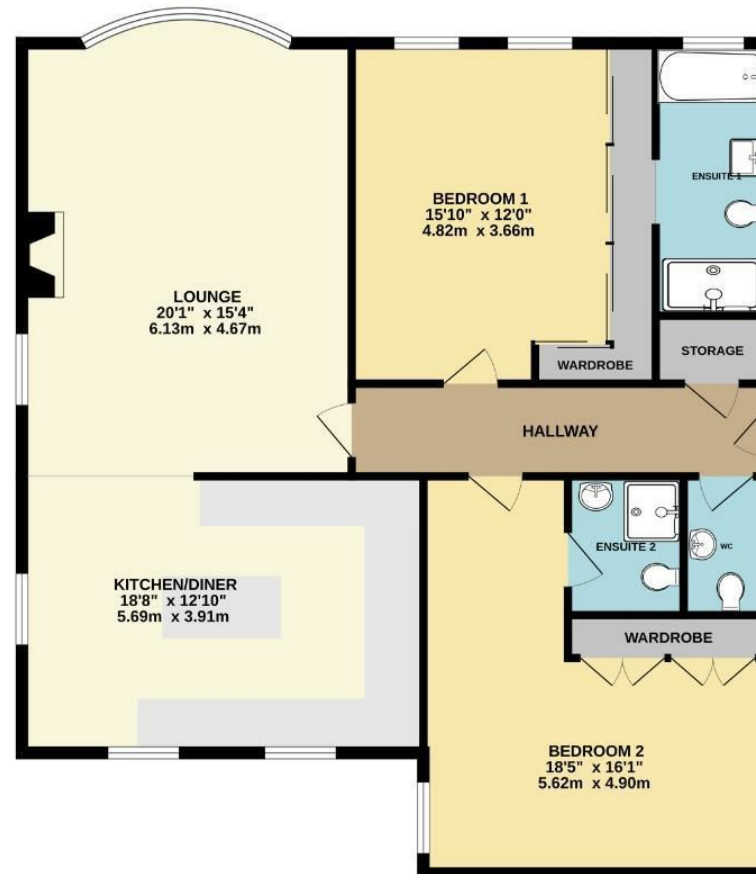
What 3 Words:

Council Tax Band: **F**

EPC Rating: **Leasehold**

Tenure:

GROUND FLOOR  
1237 sq.ft. (114.9 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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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