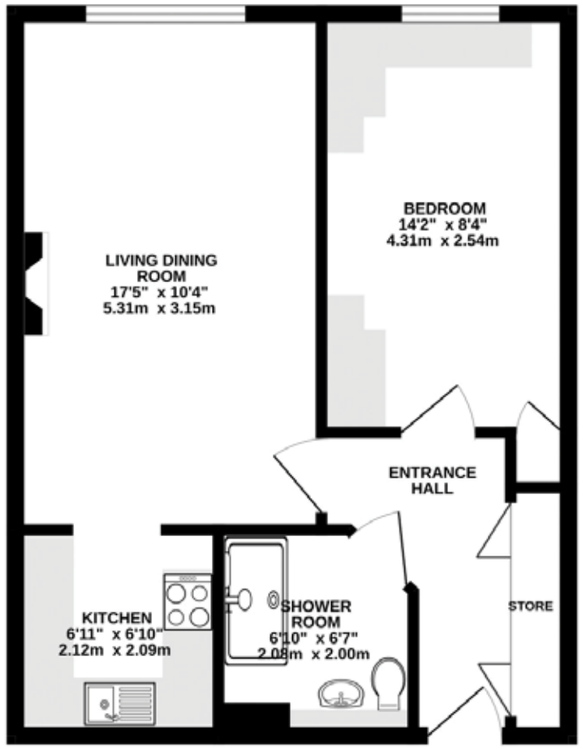
6 LYNWOOD

Victoria Road, Wilmslow

£129,950

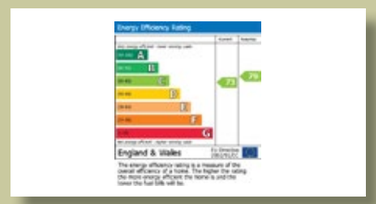


GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 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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A delightful ground floor retirement apartment presented to a high standard and enjoying views out onto the communal gardens. Within a prime position in the centre of Wilmslow within the Lynwood development.

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

The Property Ombudsman

GASCOIGNE HALMAN

- Gound Floor Retirement Apartment
- Light & Bright Living Room
- Bedroom With Built-In Wardrobes
- Excellent Communal Facilities With On-Site House Manager
- Town Centre Location Close To Local Amenities
- Available With NO CHAIN

£129,950

6 LYNWOOD

Victoria Road, Wilmslow

















This centrally positioned retirement apartment, convenient for all the local amenities, is located on the ground floor with views out onto the communal well maintained gardens.
This fantastic apartment enjoys a prime position on the ground floor and is presented to a superb standard throughout with kitchen and well presented shower room. The living room offers both a good space for sitting area and also for a dining table, as well as having an electric fire. Additionally there are pleasant views out to the communal garden areas. The bedroom has built-in wardrobes and the entrance hall offers further storage.

The popular Lynwood development benefits from good communal facilities including a residents' lounge, laundry room and guest room together with an on-site house manager.
The current service charge is £3,327.48 p.a. (£277.29 a month) with an additional £929.88 for the sinking fund and £155 for a redecoration fund.
Parking costs £300 p.a. and is subject to availability.
There is a charge payable on the sale of the retirement flat which is a percentage of the sale price.

LOCATION
Conveniently situated within Wilmslow town centre with its excellent range of shops and general services, restaurants, cafes and amenities. Sainsbury's supermarket is just moments away. Wilmslow railway station is within walking distance and 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 stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and library and there are also a number of private sporting clubs in the area.

DIRECTIONS
Sat-Nav: SK9 5HN
TENURE
Leasehold for 82 years to 31/12/2108. (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. Council tax band: C
VIEWING
Viewing strictly by appointment through the Agents.