



**GASCOIGNE
HALMAN**

1 PARKLANDS, WILMSLOW PARK NORTH,
WILMSLOW SK9 2BA

THE AREAS LEADING ESTATE AGENT



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£269,950

A beautifully presented and spacious ground floor apartment situated in an attractive leafy private development only moments from Wilmslow town centre and train station boasting its own private entrance, two bedrooms, spacious dining kitchen, good-size living room and off-road parking. Well maintained communal gardens.

- Spacious Ground Floor Apartment
- Tranquil Private Setting
- Two Double Bedrooms
- Spacious Living Room And Dining Kitchen
- Private Entrance And Off-Road Parking
- Well-Maintained Communal Gardens
- Moments From Wilmslow Town Centre And Train Station
- Easy Access To Beautiful Countryside Walks Along The Bollin Valley





Parklands is a desirable development set within the sought after Wilmslow Park. Approached via a private tree lined road with mature woodland giving a pleasant leafy aspect, the property comes with a driveway for off-road parking and delightful well-maintained communal gardens to the rear.

This peaceful and secluded setting is only moments from Wilmslow town centre and train station with the Bollin Valley only a stone's throw away which offers stunning countryside walks to Adlington and beyond.

Internally the property is approached via its own private entrance opening to a welcoming entrance hallway with herringbone Karndean flooring which runs throughout the ground floor. A spacious 18ft living room enjoys a dual leafy aspect and gives access through to the refitted modern dining kitchen with integrated appliances and ample space for dining.

The rear hallway then provides access to the two double bedrooms, both bedrooms boast delightful leafy views over the attractive communal gardens. A refitted contemporary bathroom with three piece suite and tiled flooring and walls serves both bedrooms.

Please note: the current service charge is £1500 per annum and the private road fund (Wilmslow Park Road Users Association) is circa £25 per annum. (subject to verification by solicitors).

LOCATION

Conveniently situated within a short walk of Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. There are good schools in the area, both State and Private, for children of all ages. 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 2BA

TENURE

Leasehold for 999 years from 15/08/1984 (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

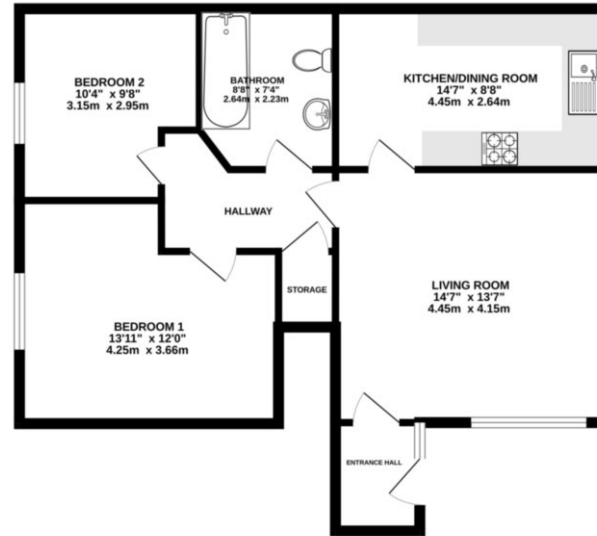
Cheshire East. Property Band: D

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not a guarantee of accuracy. It is a guide only and should not be relied upon for any specific measurements or dimensions. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The property, fixtures and fittings shown here are not intended to be a guarantee of their presence or absence. The floorplan is not a guarantee of its accuracy.

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