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**SALE**

# Rooftops

**Sales Letting & Management**



## *Flat 12 Central P, , Wilmslow, SK9*

\*\*\* NO CHAIN\*\*\*

Spacious living area

Allocated parking

Ideal Investment

Close to the train station

Energy Efficiency Rating C

A second floor apartment in the very heart of Wilmslow - on the doorstep of shops, restaurants, the train station and road networks. Comprising; secure communal entrance hall with video entry system, lift / stairs to second floor, private entrance hall, open plan lounge open to dining room / kitchen with appliances, utility room with washer dryer. Double bedroom with en-suite shower room, further double bedroom, main bathroom with shower over bath. Electric CH. Energy Efficiency Rating C. Council Tax Band D. PF.

OIRO

**£255,000**

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### Hallway

Wooden door with chrome handles, spy hole, wooden flooring, inset spot lights, loft hatch, electric wall heater, 2 storage cupboards one housing the washing machine, power points.

### Lounge area

12'2" (3m 70cm) x 14'6" (4m 41cm)

Wooden door with chrome handles, carpet flooring, two wall lights, double glazed window to the front elevation, electric wall heater, telephone intercom, power points, TV aerial point.

### Kitchen

12'1" (3m 68cm) x 7'5" (2m 26cm)

Open plan fitted kitchen with a range of wall and base units, marble effect work surfaces, 1 1/2 chrome sink and drainer, electric hob, inset electric oven, microwave, dishwasher, fridge, freezer and extractor fan, power points, wall lights, inset spot lights, tiled floor, double glazed window to the rear elevation.

### Master

10'5" (3m 17cm) x 10'1" (3m 7cm)

Wooden door with chrome handles, carpet flooring, double glazed window to the front elevation, central ceiling light, electric wall heater, power points.

### En-Suite

5'3" (1m 60cm) x 5'02" (1m 57cm)

Wooden door with chrome handles, double glazed window to the front elevation, tiled flooring, walls partly tiled part painted, shower cubicle, wash basin, WC, inset spot lights, extractor fan.

### Bedroom two

12'3" (3m 73cm) x 8'7" (2m 61cm)

Wooden door, chrome handles, carpet flooring, two double glazed windows to the rear elevation, central light fitting, electric wall heater, power points.

### Bathroom

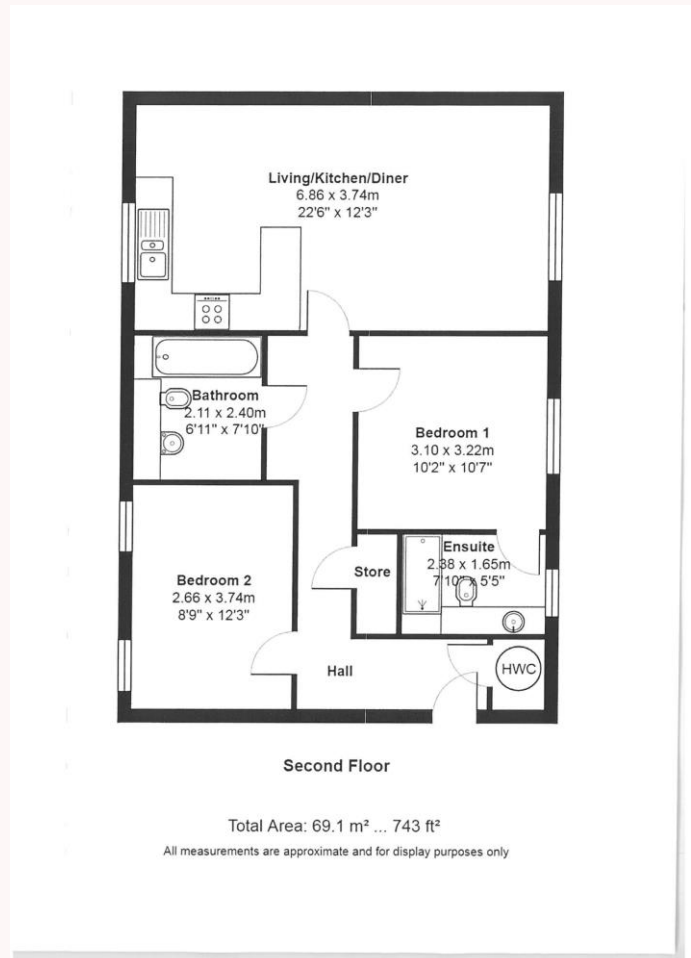
7'8" (2m 33cm) x 6'9" (2m 5cm)

Wooden door, chrome handles, tiled flooring, walls part tiled part paint, bath with shower over, wash hand basin, WC, shaving point, inset spot lights, electric towel radiator, extractor fan.

### Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a

### Floorplans



statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority or warranty in relation to the property.

**Disclaimer.**

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.