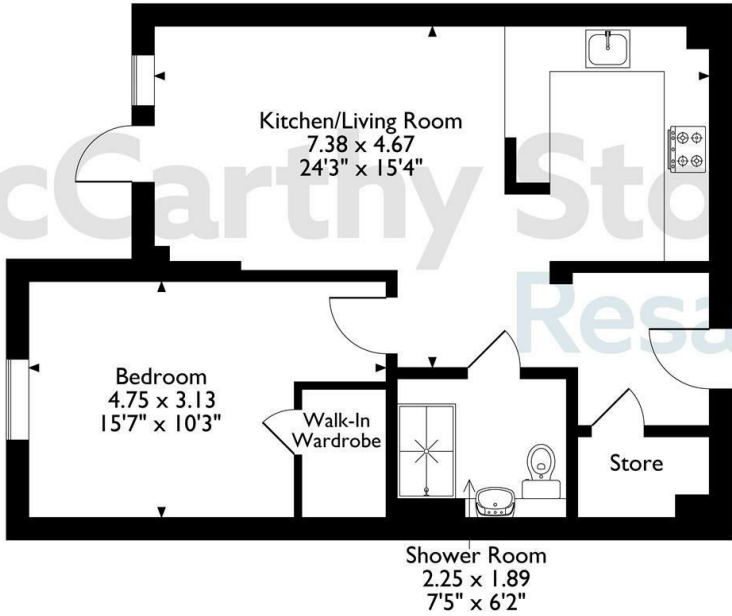
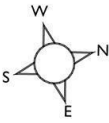
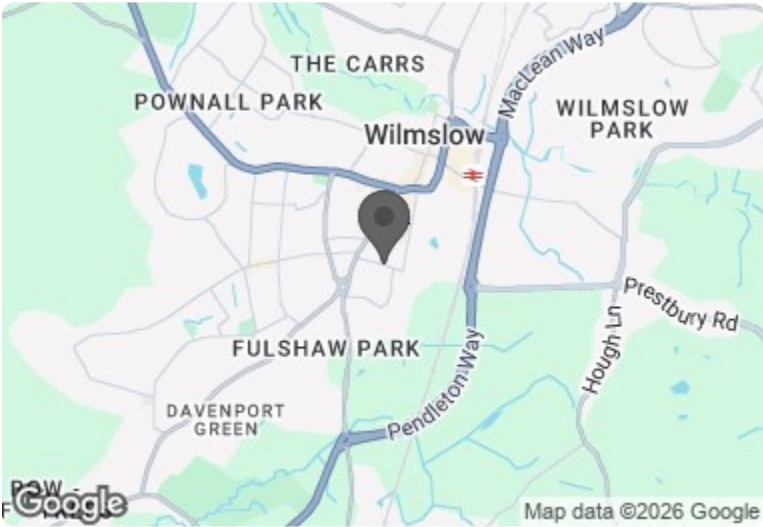


6 Lawson Grange, Holly Road North, Wilmslow
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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6 Lawson Grange

Holly Road North, Wilmslow, SK9 1DZ

PRICE
REDUCED



PRICE REDUCTION

Asking price £359,950 Leasehold

A beautifully presented SOUTH FACING retirement apartment, situated on the GROUND FLOOR with a stunning patio are overlooking the garden, this property also comes complete with an allocated car parking space

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

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Lawson Grange, Holly Road North,

1 Bed | £359,950

Lawson Grange

Lawson Grange was purpose built by McCarthy & Stone for retirement living. The development consists of 31 one and two-bedroom retirement apartments for the over 60s. The development includes a Homeowners' communal lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). Lawson Grange has a House Manager who's on hand during office hours and for your peace of mind there are a number of security features, including a 24-Hour emergency call system in each apartment. The development features a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in. Lawson Grange is also within close proximity to the doctors, supermarket and town centre.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard, and the utility cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Leading to the lounge, bedroom, shower room and utility room.

Lounge

A spacious lounge benefiting from a large window which overlooks communal grounds. There is ample space for dining furniture. BT phone/broadband point and raised electric power sockets. Leading onto an open plan kitchen.

Kitchen

Fully fitted kitchen with a range of modern gloss ivory low and eye level units and drawers with granite work surface. Stainless steel sink with mono lever tap and drainer. Integral Neff appliances including oven with retracting door and microwave unit with separate electric hob and extraction unit. Integral fridge / freezer. Dishwasher.

Bedroom

Spacious double bedroom with the benefit of a walk in wardrobe housing hanging rails and shelving. 2x ceiling lights, BT phone/broadband point, fitted carpets and raised electric power sockets.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower with glass screen and hand rail, low level WC, sink with motion sensor light up mirror above. Heated towel rail.

Utility Room

Spacious storage room housing a combined washer dryer, Ventaxia heating equipment, Gledhill water heater and wooden shelving.

Service Charge

- Cleaning of communal windows
- House Manager
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Annual Service charge £3,307.93 for financial year ending 30/06/2027.

Leasehold Information

Lease Length: 999 years from 2017
Ground rent: £425 per annum
Ground rent review: 2032
Managed by: McCarthy and Stone Management Services

Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have

a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information check our webpage additional services or speak with our Property Consultant.

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Car Parking

This property come complete with an allocated car parking space

PRICE
REDUCED

