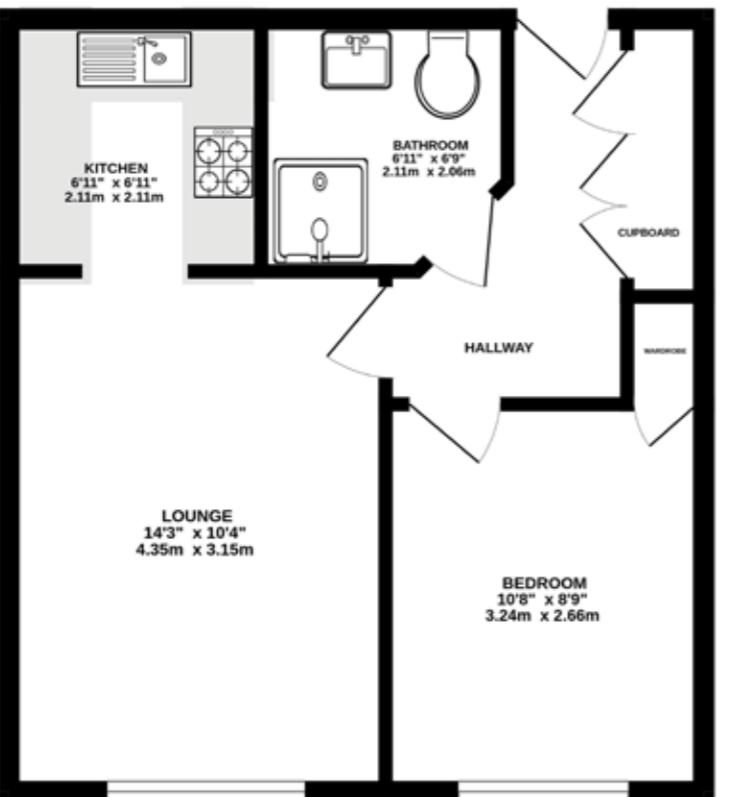


FIRST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 404 sq.ft. (37.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for general guidance purposes only and should not 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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NOTICE

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THE AREAS LEADING ESTATE AGENCY

Wilmslow

40, Alderley Road, WILMSLOW SK9 1NY
01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



This well presented ONE BEDROOM FIRST FLOOR APARTMENT is located in the ever popular LYNWOOD DEVELOPMENT which benefits from being a stone's throw away from WILMSLOW TOWN CENTRE along with an on-site house manager, great facilities and access to pleasant communal gardens.



GASCOIGNE HALMAN

- WELL APPOINTED FIRST FLOOR RETIREMENT APARTMENT
- HIGHLY SOUGHT AFTER DEVELOPMENT
- DELIGHTFUL COMMUNAL GARDENS

- MODERN FITTED KITCHEN
- REFITTED SHOWER ROOM
- EXCELLENT ON-SITE AMENITIES WITH AN ON-SITE HOUSE MANAGER

£ 95,000

21 LYNWOOD

Victoria Road, Wilmslow



This first floor apartment is perfect for a downsizer offering well laid out accommodation with an ease of access to Wilmslow Town Centre along with all the local amenities and transport links. The Over-60's development benefits from an on-site manager along with excellent on-site amenities such as communal lounge, laundry room, guest suite and stunning communal gardens. The accommodation comprises a generous entrance hall with the addition of large fitted storage cupboard, good sized double bedroom, modern fitted shower room, spacious living-dining room with recently installed wall mounted electric heater, along with a separate well maintained fitted kitchen and recently installed windows.

The development offers the use of a 'guest suite' for visitors, a well equipped laundry room and potential owner's parking to rent (subject to enquiring with the house manager for availability) and additional visitor parking. We are informed the current service charge is £3,216. p.a. (subject to verification by solicitors) Please note: It is possible that there could be a charge made upon selling a retirement apartment, payable to the management company. Please contact the office for further details.

LOCATION

Conveniently situated within a short walk of Wilmslow town centre with its excellent range of shops and general services, restaurants, cafes and amenities. 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 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 125 years from 01/01/1984 with a ground rent of £67 p.a. (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. No mains gas.

LOCAL AUTHORITY

Cheshire East. Property Band: C

VIEWING

Viewing strictly by appointment through the Agents.