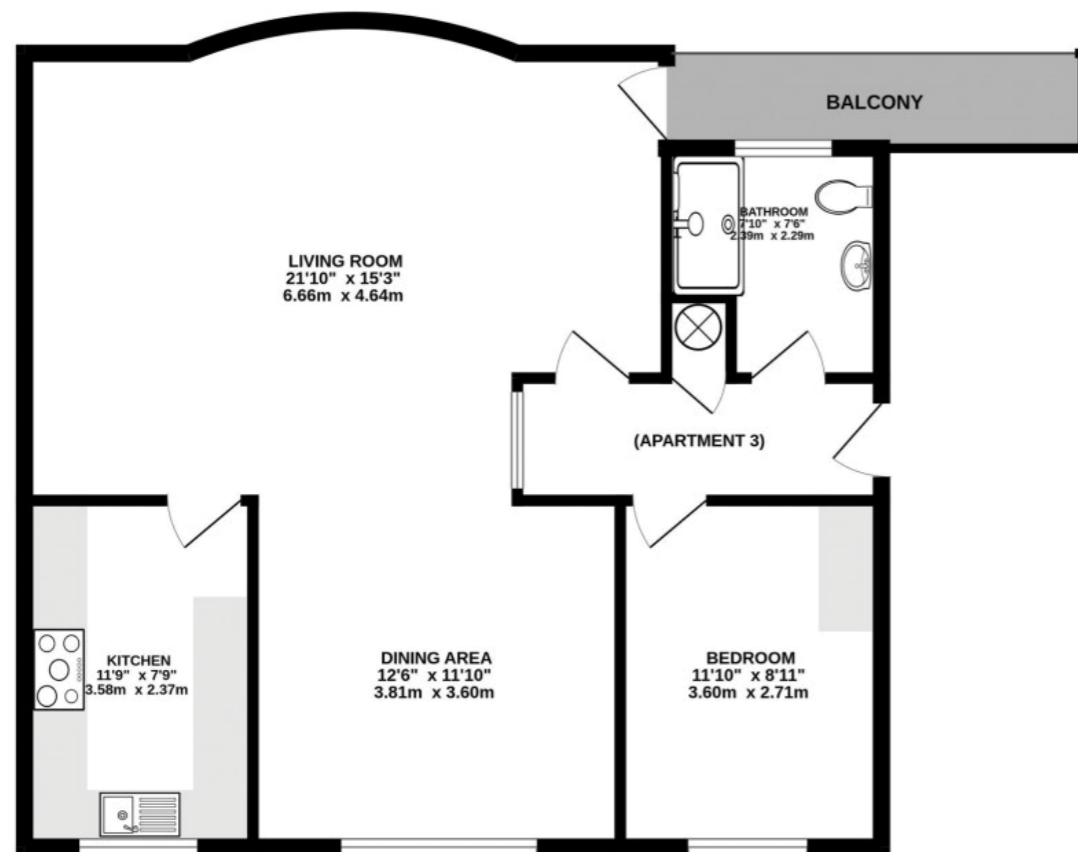


SECOND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 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.
Made with Metropix 62026

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

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gascoignehalman.co.uk



GASCOIGNE HALMAN

3 LINDOW COURT
Kings Road, Wilmslow
£295,000



A well-presented and spacious top floor apartment situated in the popular Pownall Park area of Wilmslow close to the town centre and Lindow Common with parking and its own double garage.

- Spacious Well-Presented Top Floor Apartment
- Stylish Refitted Shower Room
- Refitted Modern Kitchen
- Large Living/Dining Room With Pleasant Views And Private Balcony

- Sought After Pownall Park Location
- Double Garage
- Opportunity To Purchase As One Single Dwelling Or Two Separate Apartments
- No Chain

£295,000

3 LINDOW COURT

Kings Road, Wilmslow



A well-presented top floor apartment offering spacious, versatile and light and airy accommodation situated in a convenient and highly sought-after location close to Wilmslow town centre, and pleasant countryside walks nearby. Internally the accommodation comprises a welcoming entrance hallway with useful storage and telecom secure entry system, large open-plan living-dining room with feature bay-window which enjoys countryside views to the front and direct access to the private balcony. In addition there is a dining area which was formally a double bedroom which could be converted back to its original form should the next owner wish to do so. A stylish refitted shower room with high

quality fittings, separate contemporary fully fitted kitchen and a bedroom with fitted storage complete the internal accommodation. The property benefits from its own double garage, upgraded electric heating throughout and an extended lease. Externally the property comes with well-maintained communal gardens and resident parking. The service charge for the apartment is £1300 per annum (subject to verification by solicitors). The property boasts a sought after Pownall Park location only a short walk to Wilmslow town centre, Lindow Common and Gorsey Bank Primary school with easy access to all major transport networks and Manchester airport.

LOCATION

Conveniently situated within easy reach 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 5PW

TENURE

Leasehold for 944 years to 24/03/2970. (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

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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