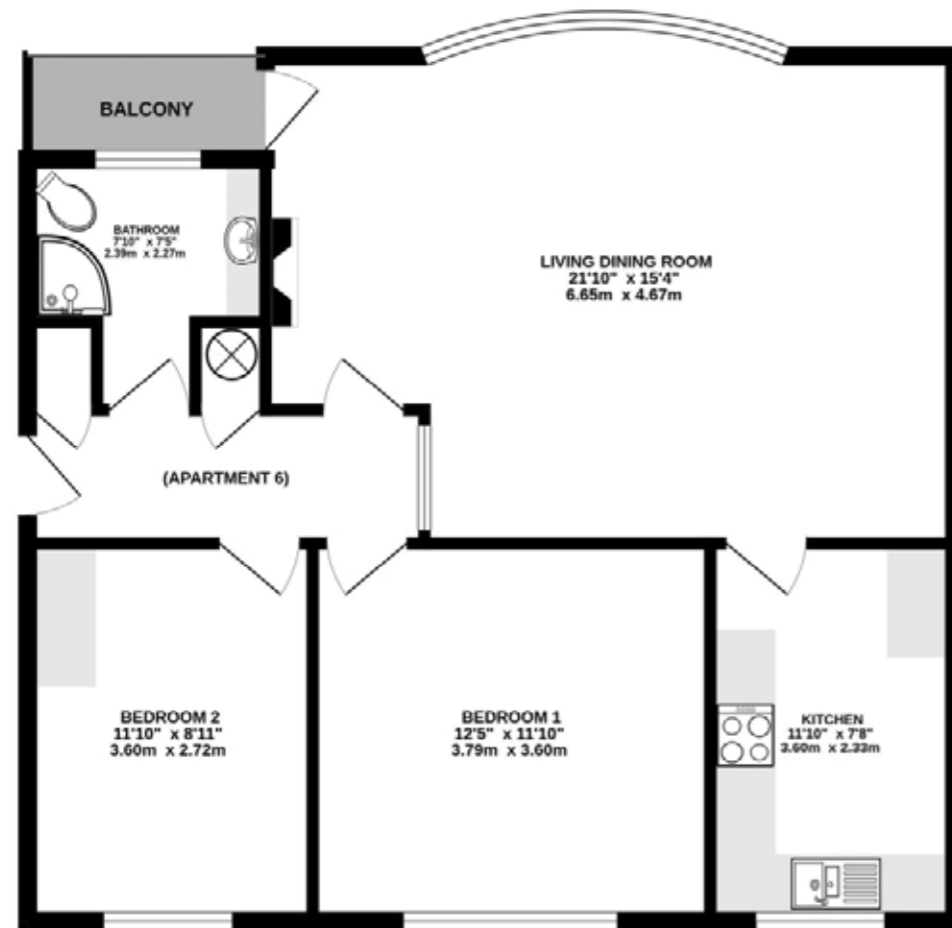


6 LINDOW COURT

Kings Road, Wilmslow

£285,000

SECOND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 listed and no guarantee as to their operability or efficiency can be given.
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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

Wilmslow

40, Alderley Road, WILMSLOW SK9 1NY

01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

Spacious and well-presented two bedroom apartment boasting light and airy accommodation throughout situated on the sought-after Pownall Park area close to Wilmslow town centre and Lindow common

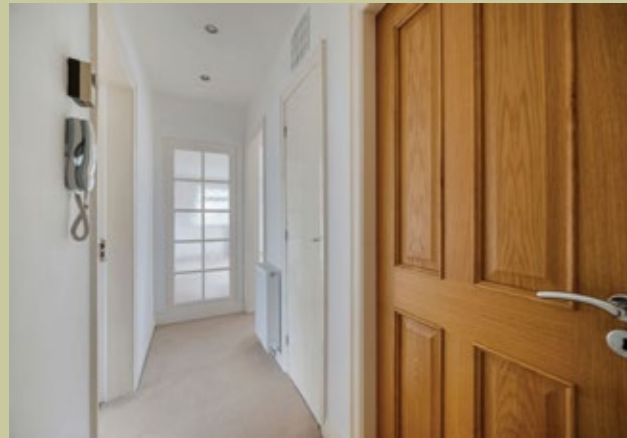
- Spacious Top Floor Apartment
- Spacious And Well-Presented Accommodation
- Two Good-Size Bedrooms
- Large Living-Dining Room With Pleasant Views

- Private Balcony
- Resident Parking And Garage
- Superb Location Close To Wilmslow Town Centre

£285,000

6 LINDOW COURT

Kings Road, Wilmslow



This spacious top floor apartment offers well-presented accommodation, making it an ideal choice for those seeking comfort and convenience close to Wilmslow town centre. Upon entering the property, you are greeted by a welcoming hallway that leads to a generously proportioned living-dining room, which provides ample space for both relaxation and entertaining. A large feature bay-window fills the room with natural light and offers pleasant views. The living area extends seamlessly onto a private balcony, perfect for enjoying a morning coffee or unwinding after a busy day. The apartment features two good-size bedrooms, both of which benefit from a peaceful setting and provide flexibility for use as a guest room, home office, or additional living space as

required. The kitchen is thoughtfully designed with a range of fitted units, integrated appliances. The apartment also offers a modern and stylish bathroom with quality fixtures and fittings, while additional storage is available within the apartment to help keep the living areas clutter-free. Residents of the development benefit from private parking facilities and this particular apartment comes with its own private garage offering secure storage. The service charge for the apartment is £1300 per annum (subject to verification by solicitors). The property's superb location places it within easy reach of Wilmslow's vibrant town centre, where a variety of shops, cafes, restaurants, and amenities can be found, as well as excellent transport links for commuters. With its spacious layout, attractive views, and

sought-after position close to the heart of Wilmslow, this apartment represents a fantastic opportunity for first-time buyers, downsizers, or investors alike.

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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