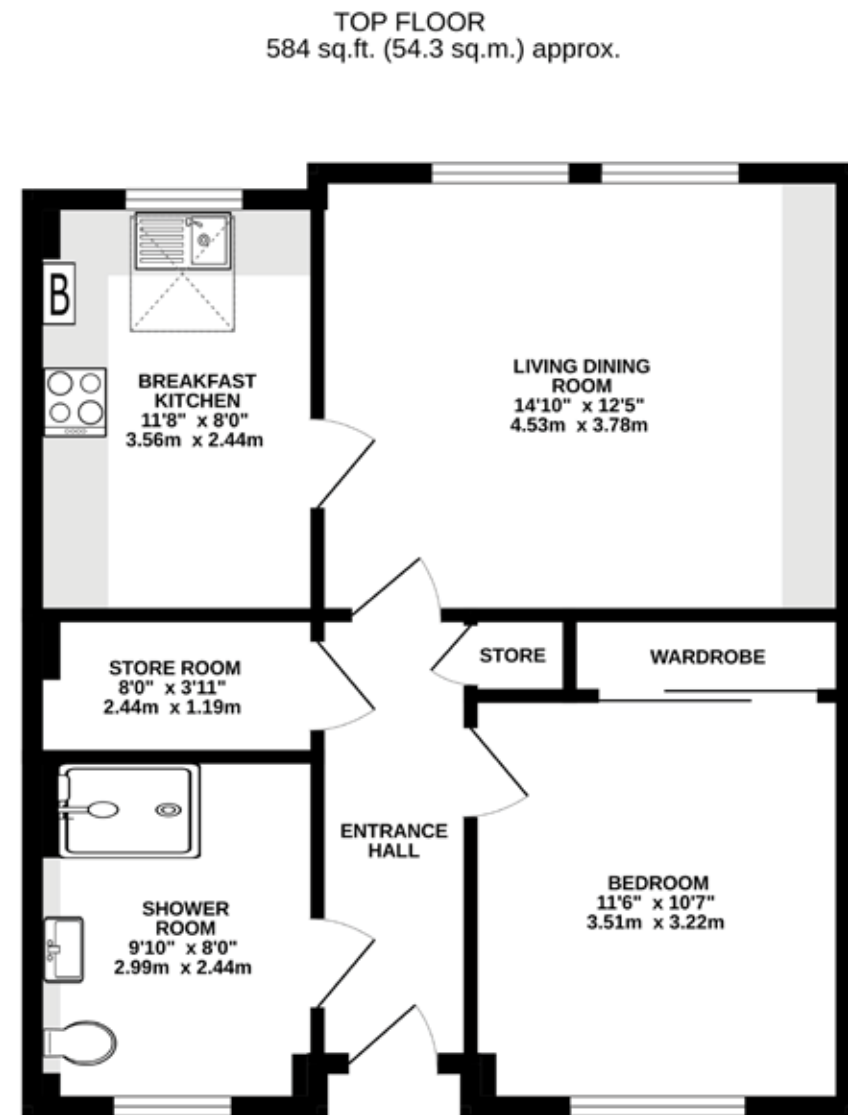


APT 38 CARRS COURT
Church Street, Wilmslow
£155,000



TOTAL FLOOR AREA: 584 sq.ft. (54.3 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.
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A well presented second floor retirement apartment within the highly acclaimed gated 'Carrs Court' development in the centre of Wilmslow. Enjoying pleasant views towards St. Bartholomew's church plus excellent on-site facilities.

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

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Well Positioned Second Floor Retirement Apartment
- Pleasant Views Towards St Bartholomew's Church
- Spacious Living Room With Built-in Storage
- Separate Fitted Breakfast Kitchen
- Modern Fitted Shower Room
- Good Sized Bedroom With Fitted Wardrobe
- Convenient Setting Close to Wilmslow Town Centre

£155,000

APT 38 CARRS COURT

Church Street, Wilmslow



A well-positioned retirement apartment that enjoys pleasant front views down towards St Bartholomew's Church. Approached via a lift to the second floor, the apartment comprises an entrance hallway with useful storage, a pleasant bright living room with built-in storage, a separate fitted breakfast kitchen, a good sized double bedroom with fitted wardrobe, and spacious and modern shower room. The Carrs Court development is positioned in a convenient setting close to Wilmslow Town Centre, with excellent on-site facilities including an on-site house manager, restaurant, large communal residents lounge and conservatory, pleasant gardens and gated parking.

The service charge is £10,125 per annum (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 on the edge of Wilmslow town centre with its excellent range of shops and general services, restaurants and amenities and with Waitrose supermarket literally across the road. 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 1AW

TENURE

Leasehold for 125 years from 01/01/1995 (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. Property Band: E

VIEWING

Viewing strictly by appointment through the Agents.

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



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