



**GASCOIGNE
HALMAN**

9 LAWSON GRANGE, HOLLY ROAD NORTH,
WILMSLOW SK9 1DZ

THE AREAS LEADING ESTATE AGENT



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£425,000

A spacious 'light and airy' ground floor retirement apartment which was the original 'Show Home' for this popular McCarthy and Stone development boasting beautifully appointed accommodation with two double bedrooms, two stylish shower rooms and private veranda. Situated on one of Wilmslow's most sought after tree-lined roads moments from Wilmslow town centre.



- Spacious Light And Airy Ground Floor Retirement Apartment
- Former Show Home To The Development
- Part Of The Sought After McCarthy And Stone Retirement Development (Aged 60+)
- Two Double Bedrooms and Two Stylish Shower Rooms
- Immaculate Communal Grounds And Gardens
- Private Parking Space Close To The Main Entrance
- Superb Central Position Moments From Wilmslow Town Centre And Local Amenities



Lawson Grange enjoys a superb central position on a quiet and popular residential road moments from local amenities and services. The development boasts attractive elevations with an electric gated entrance. The front of the development offers ample resident parking and this particular apartment enjoys its own private space close to the main entrance to the building for easy living.

The apartment itself is arguably one of the finest apartments within the development with it being large in size with a private veranda and additional windows to the west side of the building giving excellent natural light in the living-dining room.

Internally the apartment offers a spacious entrance hallway with useful storage, large open-plan living-dining room with feature fireplace and door access to the private covered veranda and a modern kitchen with Neff appliances and granite work surfaces.

In addition there are two generous double bedrooms, the main bedroom being impressive in size with a walk-in wardrobe and additional fitted storage as well as a stylish en-suite shower room. A further modern shower room serves bedroom two whilst a separate utility cupboard with excellent storage and space for white goods completes the internal accommodation.

The development also comes with stunning communal areas including a well-appointed residents lounge and kitchen whilst to the rear there are attractive South facing communal grounds which are beautifully maintained with immaculate lawned gardens, communal benches and well-stocked flowerbeds.

The current service charge is £4,812.84 p.a. and the ground rent of £495 p.a. (subject to verification by solicitors).

AGENTS NOTE: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details. The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

LOCATION

Conveniently situated within a short walk of Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. 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 library, leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 1DZ

TENURE

Leasehold for 999 years from 01/06/2017 with a ground rent of £495 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.

LOCAL AUTHORITY

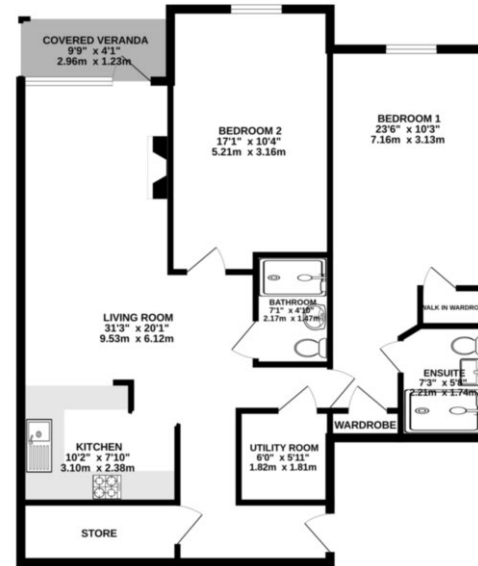
Cheshire East. Property Band: D

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, heights, widths 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 for any prospective purchaser. The services, fixtures and appliances shown here are not shown and no guarantee is made for their condition or quantity used for green.
Made with Neatmap CAD/CAM

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WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, Wilmslow, SK9 1NY

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