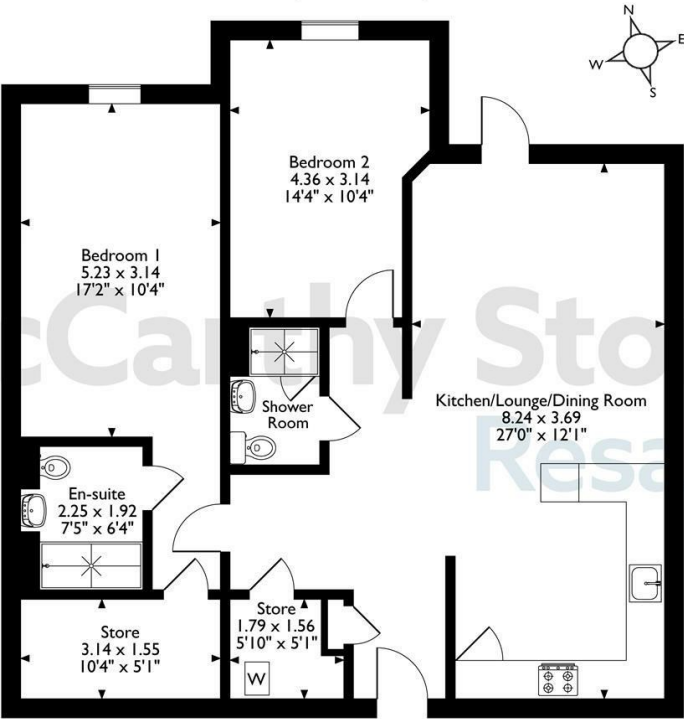


2 Lawson Grange, Holly Road North, Wilmslow  
Approximate Gross Internal Area  
94 Sq M/1012 Sq Ft



**Ground Floor**  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 2 Lawson Grange

Holly Road North, Wilmslow, SK9 1DZ



**Asking price £395,000 Leasehold**

A beautiful two bedroom, two bathroom retirement apartment on the ground floor, this apartment has a terrace overlooking Holly Road North. \*\* option to purchase all furniture, fixtures and fittings via separate negotiation if required.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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# Lawson Grange, Holly Road North, Wilmslow, Cheshire East

## Lawson Grange

Lawson Grange was purpose built by McCarthy & Stone for retirement living. The development consists of 31 one and two-bedroom retirement apartments for the over 60s. The development includes a Homeowners' communal lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). Lawson Grange has a House Manager who's on hand during office hours and for your peace of mind there are a number of security features, including a 24-Hour emergency call system in each apartment. The development features a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in. Lawson Grange is also within walking distance to the doctors, supermarket and town centre.

## Entrance Hall

Front door with spy hole leads to the large entrance hall. There is a cupboard housing illuminating light switches, smoke detector and fuse box. The hall, housing door entry system and intercom leads to the lounge, bedrooms, shower room and utility room'.

## Lounge

A spacious lounge benefiting from a large balcony that overlooks Holly Road North to the front of the property, the balcony has plenty of room for furniture. There is ample space for dining. BT phone/broadband point and raised electric power sockets. Leading onto an open plan kitchen.



## Kitchen

Fully fitted kitchen with a range of modern gloss ivory low and eye level units and drawers with granite work surface. Stainless steel sink with mono lever tap and drainer. Integral Neff appliances including oven with retracting door and microwave unit with separate electric hob and extraction unit. Integral fridge / freezer. Dishwasher.

## Master bedroom

Spacious double bedroom with the benefit of a walk in wardrobe housing hanging rails and shelving. 2x ceiling lights, BT phone/broadband point, fitted carpets and raised electric power sockets.

## En-suite

Fully tiled and fitted with suite comprising of a walk in shower, glass screen and hand rail, low level WC, sink with motion sensor light up mirror above. Heated towel rail.

## Second bedroom

A bright and spacious double bedroom that could even be used as an office or hobby room.

## Utility Room

Spacious utility room. The washer/dryer is housed in the separate store room on the left when entering the apartment also the Ventaxia and Gledhill systems are housed in the utility room.

## Bathroom

Fully tiled and fitted bathroom with a shower, hand rail, low level WC, sink with motion sensor light up mirror above. Heated towel rail.



# 2 bed | £395,000

## Service Charge

- Cleaning of communal windows
- House Manager
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual service charge is £4,821.80 for the financial year ending 30/06/2026. The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

## Leasehold Information

Lease: 999 years from 1st June 2017  
Ground rent: £495 per annum  
Ground rent review: 1st June 2032  
Managed by: McCarthy and Stone Management Services

