PRICE REDUCTION

McCarthy & Stone
RESALES

1 Lawson Grange, Holly Road North, Wilmslow, SK9 1DZ
Asking price £335,000 LEASEHOLD

For further details
please call 0345 556 4104

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A WELL PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT SITUATED WITHIN A DESIRABLE MCCARTHY & STONE RETIREMENT LIVING DEVELOPMENT.

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 close proximity to the doctors, supermarket and town centre.

This apartment comes with a car parking space

Conveniently located right by the front door and adjacent to the apartment.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard, and the utility cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Leading to the lounge, bedroom, shower room and utility room.

Lounge

A spacious lounge benefiting from a large window which overlooks communal grounds. There is ample space for dining and a feature electric fire with surround which acts as an attractive focal point. 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.

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.

Shower Room

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

Utility Room

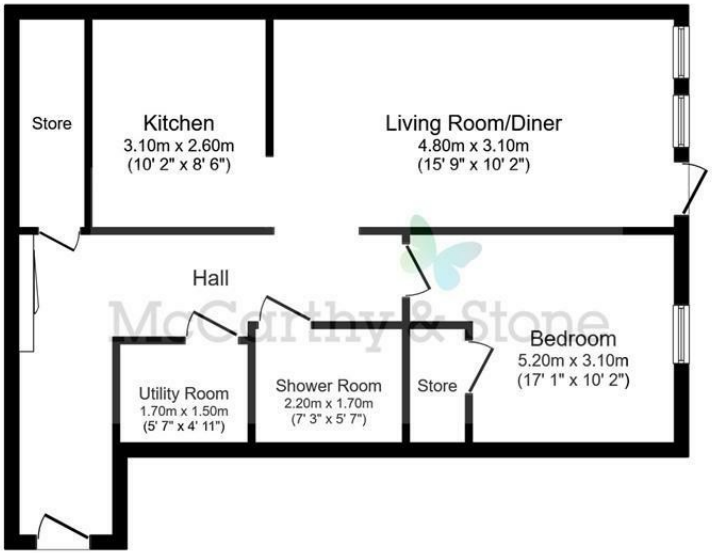
Spacious storage room housing a combined washer dyer, Ventaxia heating equipment, Gledhill water heater and wooden shelving.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas

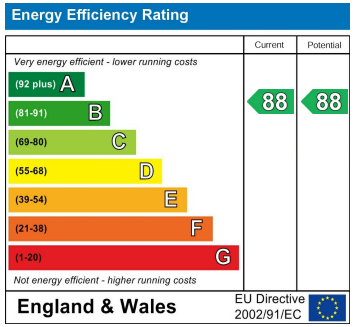
Leasehold

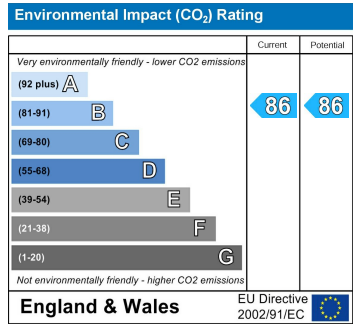
999 years from 2017



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

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