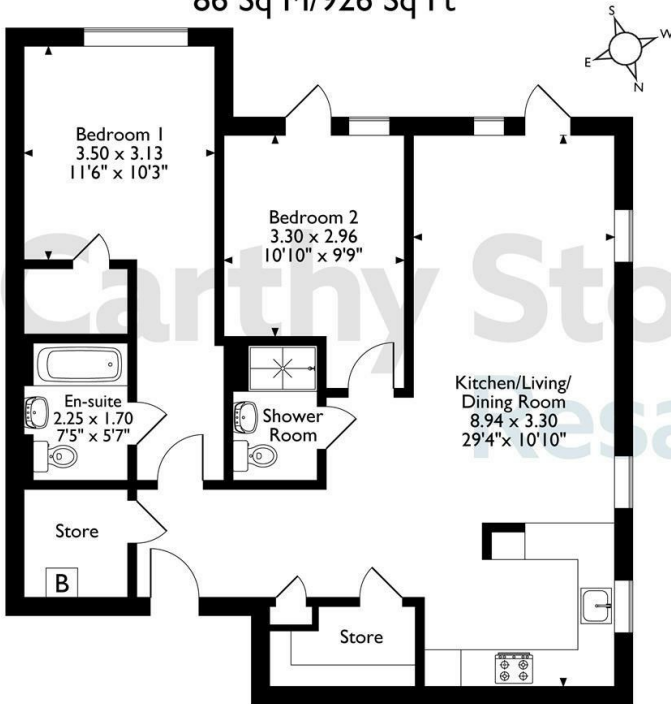


8 Lawson Grange, Holly Road North, Wilmslow  
Approximate Gross Internal Area  
86 Sq M/926 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8675764/DST.

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 8 Lawson Grange

Holly Road North, Wilmslow, SK9 1DZ



Asking price £495,000 Leasehold

AN OPPORTUNITY TO PURCHASE THIS BEAUTIFUL VERY WELL PRESENTED SOUTH FACING two bedroom, two bathroom ground floor retirement living apartment on this much sought after McCarthy Stone development, with PRIVATE PATIO over looking the REAR COMMUNAL GARDENS.

Call us on 0345 556 4104 to find out more.

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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.





# 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 close proximity to the doctors, supermarket and town centre.

## Entrance Hall

Front door with spy hole leads to the large entrance 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. Leading to the lounge, bedrooms, shower room and utility room.

## Lounge

A spacious dual aspect lounge benefiting from a private patio with room to accommodate patio furniture overlooking the communal garden, with ample room for a dining table and chairs and leading naturally into a bright spacious open plan kitchen. BT phone/broadband point and raised electric power sockets.

## 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 and microwave unit with separate electric hob and extraction unit and also with Integral fridge / freezer and dishwasher.

## Master bedroom

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

## En-suite

Fully tiled and fitted with suite comprising of bath with overhead shower with 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 bedroom with a door leading onto the patio and communal gardens.

## Utility Room

Housing the washer/dryer , the Ventaxia unit and also the Gledhill hot water system.

## Store Room

Spacious store room with shelving units and work surface.

## 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.

## 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

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.

# 2 Bed | £495,000

Annual service charge is £4,821.84 for the financial year ending 30/06/2026.

## Leasehold Information

Lease Length: 999 years from 2017  
Ground rent: £495 per annum  
Managed by: McCarthy and Stone Management Services

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information check our webpage additional services or speak with our Property Consultant.

- Full Fibre Broadband available to order
- Mains water and electricity
- Electric room heating
- Mains drainage

