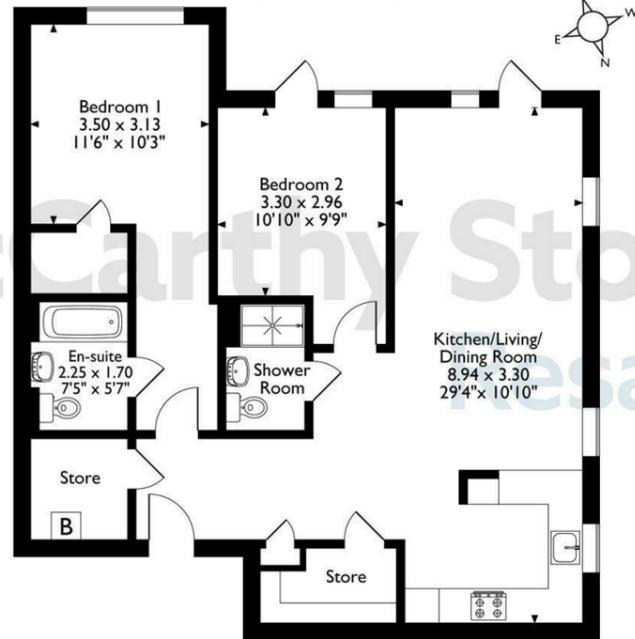


8 Lawson Grange, Holly Road North, Wilmslow  
Approximate Gross Internal Area  
86 Sq M/926 Sq Ft



**Ground Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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## 8 Lawson Grange

Holly Road North, Wilmslow, SK9 1DZ



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>87</b>	<b>87</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		



**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.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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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 30 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

Ground rent review: June 2032

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

