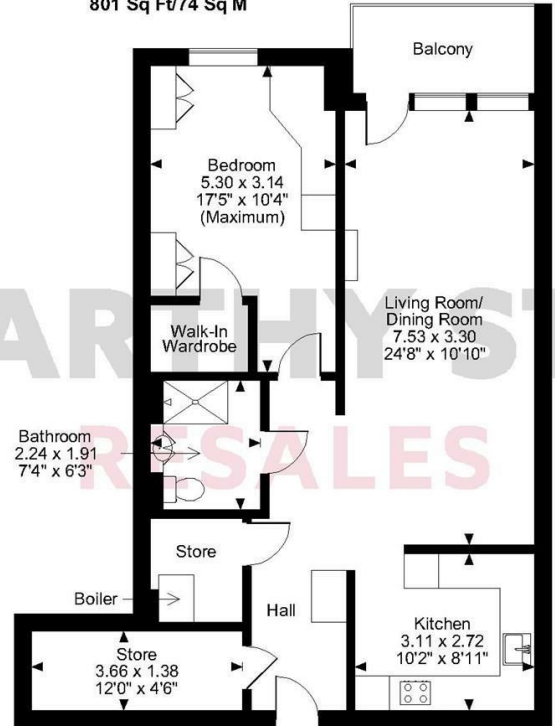
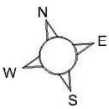


Lawson Grange, Holly Road North, Wilmslow
Approximate Gross Internal Area
801 Sq Ft/74 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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10 Lawson Grange
Holly Road North, Wilmslow, SK9 1DZ



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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.



Asking price £329,500 Leasehold

AN AS NEW ONE BEDROOM retirement apartment , situated on the GROUND FLOOR of this MCCARTHY STONE development for the OVER 60'S. This apartment comes with an allocated CAR PARKING SPACE. GREAT LOCATION, with Wilmslow shops and amenities only minutes away.

Call us on 0345 556 4104 to find out more.

Lawson Grange, Holly Road North, Wilmslow, Cheshire East

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 supermarket, restaurants, doctors and town centre amenities.

The apartment

Conveniently located on the ground floor right by the main entrance doors , with a walk out patio/balcony. Underfloor heated throughout.

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 with a walk out balcony looking to the front of the grounds. There is ample space for dining and a feature wall mounted pebble style 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 colour 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 dryer, Ventaxia ventilation equipment and Gledhill water heater.



1 bed | £329,500

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.

Service charge £3,214.53 per annum (for financial year end 30th Jun 2026)

Leasehold Information

Lease Length: 999 years from 2017

Ground rent: £425 per annum

Ground rent review: Jun-32

Managed by: McCarthy and Stone Management Services

Additional Information & Services

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

