

# Apartment 3, Witchingham

Wilmslow, SK9 2AL



mosley jarman



**Apartment 3, Witchingham  
Adlington Road, Wilmslow, SK9  
2Δ1  
Asking Price £535,000**

A luxurious, bright, and extremely spacious ground floor garden apartment boasting a much coveted position with direct access from a private terrace onto beautiful landscaped enveloping gardens, flooded with natural light from three aspects.

Witchingham is a popular apartment development proudly positioned at the end of Macclesfield Road close to Wilmslow Town Centre with well-maintained gated communal gardens and reception areas, along with a garage complex, parking and private tree-lined views.

The well-presented accommodation offers ample storage throughout as well as neutral decorations, with a private lobby, hallway, then double doors into the substantial living room, a fitted dining kitchen with an Aga and fitted appliances, then two double bedrooms with fitted furniture, an en-suite to the principal bedroom and main bathroom with shower off the hall.

Access to a fabulous rear covered terrace is offered from both the kitchen and living room, providing a pleasant seating area taking full advantage of direct access and view onto the large sweeping lawned gardens. Private access from the rear into either the kitchen or living room is a distinct advantage for any owner.

- LUXURIOUS & EXTREMELY SPACIOUS APARTMENT
- PRIVATE REAR ACCESS & TERRACE WITH PLEASANT GARDEN VIEWS
- TWO DOUBLE BEDROOMS
- LARGE LIVING ROOM WITH ACCESS TO THE TERRACE
- LIFT TO ALL FLOORS
- HIGHLY POPULAR GROUND FLOOR POSITION
- GATED COMPLEX WITH GARAGING
- TWO BATH/SHOWER ROOMS
- FULLY FITTED DINING KITCHEN WITH AGA
- CLOSE TO WILMSLOW TOWN CENTRE



#### GROUNDS & GARDENS

The apartment enjoys pleasant views and direct access to the glorious enveloping communal gardens, with a large lawned area to the immediate rear. Electric wrought-iron entry gates provide good security with access to the garages and communal parking. A secure intercom system gives access to the entrance hallway with a lift to all floors.

#### THE LOCATION

Situated at 3 Witchingham on Adlington Road, this well-located apartment offers excellent access to Wilmslow town centre, just a short walk or drive away. Residents can enjoy a wide range of shops, cafes, and local amenities, all within easy reach. The property is also ideally positioned for commuters, with Wilmslow train station nearby, providing direct services to Manchester, London, and beyond. Convenient road links, including the A34 and M56, further enhance connectivity, making this an ideal location for both professionals and downsizers.

#### IMPORTANT INFORMATION

Council Tax Band: F

EPC grade: C

Heating: Gas (radiators) & electric fireplace

Mains: Gas, electric, water

Flood Risk<sup>\*</sup>: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband<sup>\*\*</sup>: Superfast Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage<sup>\*\*</sup>: Mobile coverage may be limited with EE & O2. Vodafone likely.

Parking: Residents parking and garage.

Rights of Way & Restrictive Covenants: TBC

Accessibility: There is a lift to the property and ramp access to the front door.

Tenure: Leasehold

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

**Postcode:** **SK9 2AL**

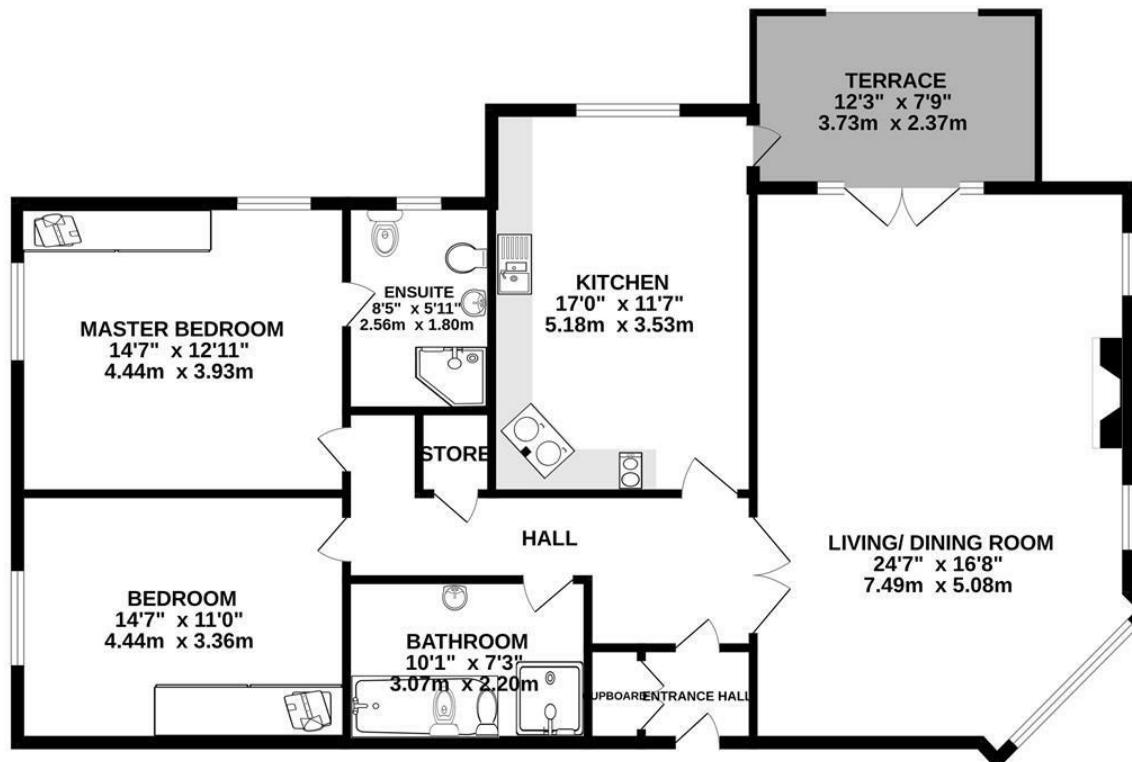
**What 3 Words:**

**Council Tax Band:** **F**

**EPC Rating:** **C**

**Tenure:** **Leasehold**

GROUND FLOOR  
1217 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.0 sq.m.) approx.

Please note every effort has been made to ensure the accuracy of these floor plans. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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