

# 4 Kingswood Court Grove

Wilmslow, SK9 5EE



mosley jarman



**4 Kingswood Court Grove Avenue,  
Wilmslow, SK9 5EE**

**£175,000**

An ideal ground floor apartment for the owner occupier or investor buyer, having the benefit of a highly convenient central location, literally minutes from the bustling town centre.

Ideally located on the ground floor access via a secure door entry system to the communal hallway. The apartment has an entrance hall, Living/Dining Room with french doors onto the side garden walkway, a fitted kitchen with modern worktops and appliances, a large double bedroom and recently refitted modern bathroom with bath and shower above. There is a large storage cupboard in the hallway and allocated parking is available via a permit.

Situated just off Grove Street the apartment is conveniently located to the Town Centre which offers everything for day to day needs along with the local train station with links to Manchester and London.

- Desirable Ground Floor Apartment
- Central Wilmslow Location
- Permit Parking
- Garden Access
- Large Separate Living/Dining Room
- Double Bedroom
- Modern Fitted Kitchen and Bathroom
- Literally Minutes from the Town Centre



#### Grounds & Gardens

The development is approached via Grove Avenue through a large communal parking area, with a security intercom system offering access into the communal hallways. Being on the ground floor, this particular apartment has direct access to the side garden/pathway area providing some outdoor access from the living room.

#### The Location

As mentioned earlier, the apartment development is renowned for its desirable central location, being minutes from the town centre, with the vibrant parade of shops along Grove Way. Plus, there is an ease of access to the train station for the commuter looking to travel to either Manchester City Centre or London. Whilst picturesque walks are only a stones throw away with 'The Carrs' park area extremely close by, which meanders through the River Bollin Valley to Styall.

#### Important Information

Service Charge - £1032 PA

Ground Rent - £100 PA

Parking - Allocated road parking (Via Permit)

Heating - Electric heating

Mains - Electric and Water

EPC Rating: C (79/81)

Council Tax Band: C (Cheshire East)

Flood Risk - Very Low Risk (Surface water).

Broadband - Ultrafast broadband available at the property - Information provided by Ofcom checker.

Telephone - Signal with the main providers - Limited signal indoors. - Information provided by Ofcom checker.

Disclaimer - The owner of the property is a relation of an employee of Andrew J Nowell & Company

**Postcode:** **SK9 5EE**

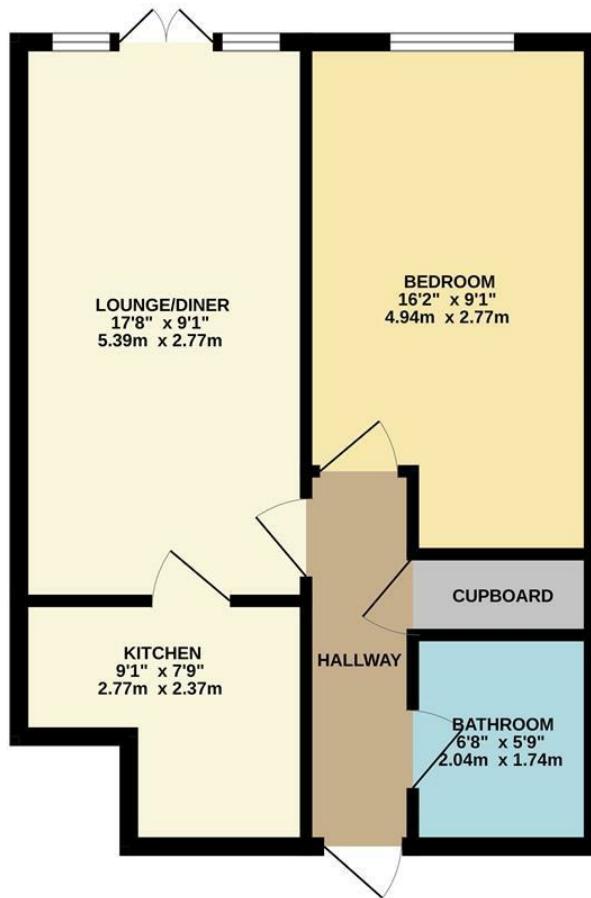
**What 3 Words:** **hugs.tanks.rich**

**Council Tax Band:** **C**

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

**Tenure:** **Leasehold**

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 451 sq ft. (41.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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