



4 Kensington Court, Wilmslow, SK9 5DA

*mosley jarman*

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**£1,585 Per Calendar Month**

- Well appointed duplex apartment, freshly decorated throughout
- Two allocated parking spaces
- Located in the heart of Wilmslow town centre
- Well-appointed with main accommodation arranged over two levels (first and second floors)
- Light and airy open-plan living room with dual aspect windows
- Two bathrooms both with modern fixtures and fittings
- Three bedrooms. Layout of accommodation provides flexibility
- Double-glazing and gas central heating
- EPC rating: C
- Council Tax Band: C (Cheshire East)





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A modern, self-contained DUPLEX apartment situated on this popular and convenient residential development in the heart of Wilmslow Town centre. If you are looking for a spacious centrally located apartment in Wilmslow town centre then this is a fantastic opportunity. In brief the accommodation comprises an entrance lobby with staircase to the first floor. At first floor level there is a spacious open-plan living/dining area with dual aspect windows, modern fitted kitchen (complete with microwave, electric oven, induction hob, integrated dishwasher and fridge), fitted bathroom (complete with plumbed in shower unit and glazed shower screen) and two bedrooms. On the second floor there is a spacious double bedroom with large velux window and an en-suite shower room with walk-in shower (with eaves storage housing washer/dryer). Two allocated parking spaces are also provided (one directly outside the front of number 4 and the second round the back with identifying sign) UNFURNISHED. AVAILABLE: IMMEDIATELY

#### IMPORTANT INFORMATION

Parking - Parking. Two spaces. To the front its the second space from the left as you look at the property. The second space is round the back of the property (wall mounted sign identifies space)

Heating - Gas central heating

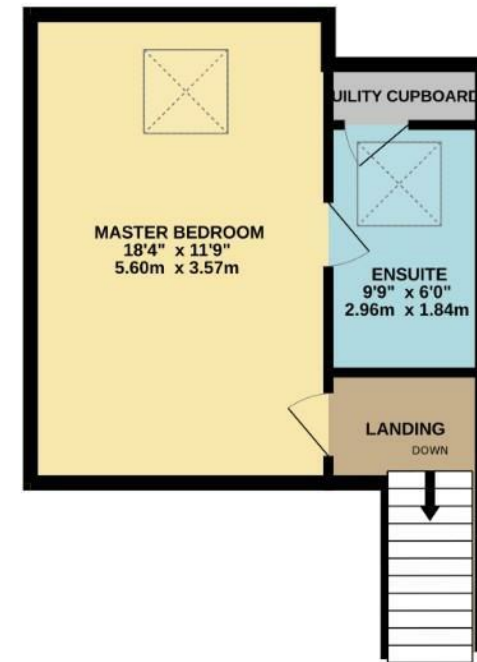
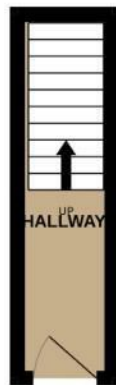
Mains - Gas, Electric and Water

Broadband providers - Openreach. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, Three

Mobile providers - EE, O2, Three and Vodafone

\*Broadband and mobile providers information taken from the Ofcom mobile and broadband checker





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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PROPERTY MISDESCRIPTION ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. the buyer is advised to obtain verification from his or her Professional Buyer. References to the tenure of the proeprty are baed on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

