

26 Howty Close

Wilmslow, SK9 2SH



mosley jarman



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£99,600

**** LOW COST OWNERSHIP SCHEME **** A beautifully presented and recently updated one double bedroom top floor apartment which is situated in a purpose-built modern development in a cul-de-sac location conveniently positioned close to local supermarkets and the A34. This property is ideal for first time buyers and is being sold with a 37.75% discount as part of Cheshire East's low-cost ownership scheme. (Full value £160,000- there is no rent payable on the discounted amount. Subject to terms and conditions/criteria). The property benefits from UPVC double glazing, gas fired central heating, allocated parking and is offered for sale with no chain.

The accommodation includes; communal entrance hallway, private entrance hallway- with storage, open plan living kitchen- the kitchen is fitted with contemporary matching wall and base units and integrated appliances leading to a spacious living dining room, double bedroom with fitted wardrobes and loft access for storage, stunning bathroom with refitted three-piece suite. Outside the property benefits from allocated parking for one car.

- Stunning top floor one bedroom apartment
- Purchase at a discount of 37.75% of the full market price (£160,000)
- No rent payable on the discounted amount. Subject to terms and conditions/criteria
- Recently updated to a very high standard
- Contemporary kitchen with open plan living/dining area
- Stunning refitted bathroom
- Allocated parking for one car
- Leasehold- 125 year lease.105 years remaining
- Service Charge- Approx. £135 per month
- No onward chain



Affordable Housing Criteria

You will need to provide the following supporting documentation which can be uploaded via the online form via the Cheshire East website:

1. A signed, letter-headed statement from a financial advisor accredited by the Financial Conduct Authority (FCA). The statement should refer to the property value and include the name/s of any applicant/s. It must confirm that based on your household income, mortgage ability and deposit amount, why you could not afford the property at the full open market value and could only afford it at the discounted price. We cannot assess with a Decision in Principle alone. Please ensure the finance letter is attached to your application form.

2. Evidence of your local connection - one of the following:

- if you live in the area, please send proof of your Cheshire East address, such as a utility bill, council tax bill or driving licence

- if you do not live in the area but work here, a letter from your employer confirming you have a permanent contract to work in Cheshire East

- if you do not live or work in the area, proof of an immediate family (parents/siblings/children) member's Cheshire East address.

Please ensure that your local connection evidence and financial advisor letter are attached to your application form. Any gift deposits must be confirmed with a letter from the family member providing it and sent along with the application form.

The Location

Wilmslow is a vibrant, sought-after town located in Cheshire, renowned for its blend of scenic beauty, excellent transport links, and a strong sense of community. Known for its high standard of living, Wilmslow offers a variety of shops, restaurants, and local amenities, making it a popular choice for families and professionals alike. The town is surrounded by picturesque countryside, including the nearby Bollin Valley, offering plenty of outdoor recreational opportunities. With its close proximity to Manchester, excellent schools, and easy access to Wilmslow train station, which provides direct routes to London, Wilmslow is a perfect balance of convenience and rural charm. Its attractive combination of lifestyle and location makes it one of the most desirable places to live in the region.

Important Information

Council Tax Band: A

EPC grade: C

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk*: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband**: Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband

service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three*

Mobile Coverage***: Mobile coverage at the property available with all main providers*. Some limited

indoor & outdoor coverage.

Parking: Allocated parking

Rights of Way & Restrictive Covenants: TBC

Postcode: **SK9 2SH**

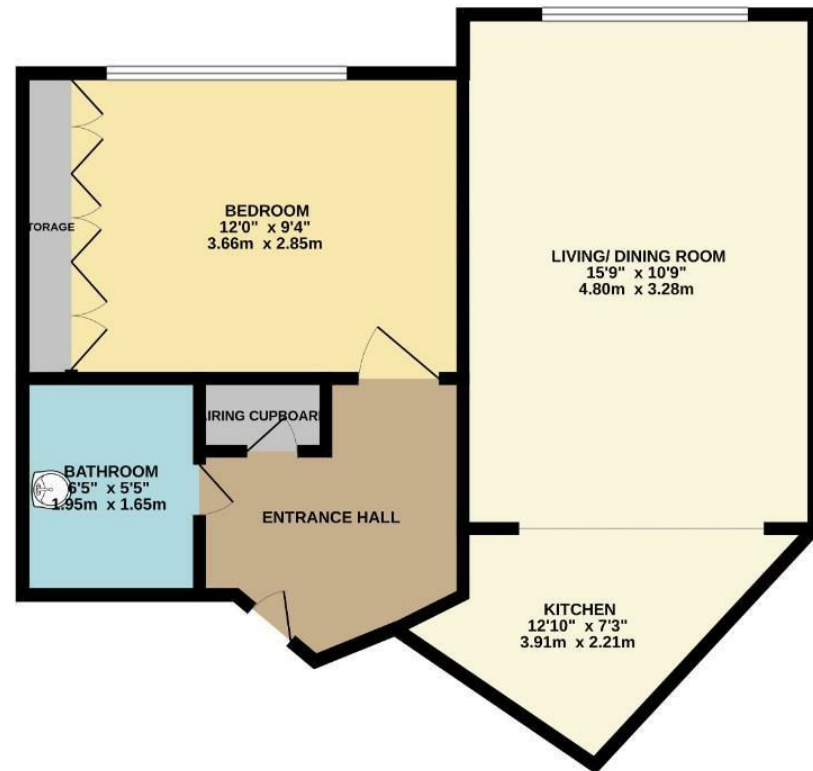
What 3 Words: **assets.square.device**

Council Tax Band: **A**

EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 443 sq.ft. (41.1 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, 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 MISDESCRIPTIONS 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 property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.