

# Apartment 6 Hawthorn Green

Wilmslow, Cheshire, SK9 5EQ



*mosley jarman*





## Apartment 6 Hawthorn Green, Kennerleys Lane, Wilmslow, Cheshire, SK9 5EQ **Asking Price £345,000**

Perfectly positioned literally minutes from Wilmslow Town Centre this stylish first floor apartment benefits from a highly convenient central location, whilst enjoying pleasant views across an adjacent bowling green.

The development further benefits from secure electric gated off-road parking with a personal EV charging point, a lift to all floors and a delightful secluded rear garden area.

This spacious apartment offers well-presented modern accommodation with a large living-dining room with a feature large bay window, then an adjoining re-fitted 'Shaker' styled fitted kitchen, two double bedrooms with both having fitted wardrobes, then a re-fitted shower room and separate w.c. wash room.



- Offering enviable views over the bowling green
- Central Wimslow location, offering great amenities
- Gas central heating and double-glazing
- Spacious living room with dual aspect
- Security video entry system
- First floor apartment offering light & airy accommodation
- Secure allocated parking space with EV charging point
- Two double bedrooms with fitted bedroom furniture
- Kitchen complete with oven, hob, washing machine and fridge freezer
- Well appointed communal areas and gardens





#### IMPORTANT INFORMATION

Parking - Allocated and secure off road parking for one car plus guest visitor spaces. EV charging point also provided  
 Heating - Gas central heating  
 Mains - Gas, Electric and Water  
 EPC Rating: C (78/80)  
 Council Tax Band: E (Cheshire East)  
 Management Charge: £1919 PA - No ground rent as residents own freehold.  
 \*\*Flood Risk - Low Risk (Surface water).  
 \*\*Broadband providers - Openreach & virgin Media  
 \*Mobile providers - Likely coverage by Vodafone, and O2. Limited coverage by EE, and Three.  
 \*Information provided by Ofcom coverage checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.  
 \*\*Information provided by GOV.UK

#### THE LOCATION

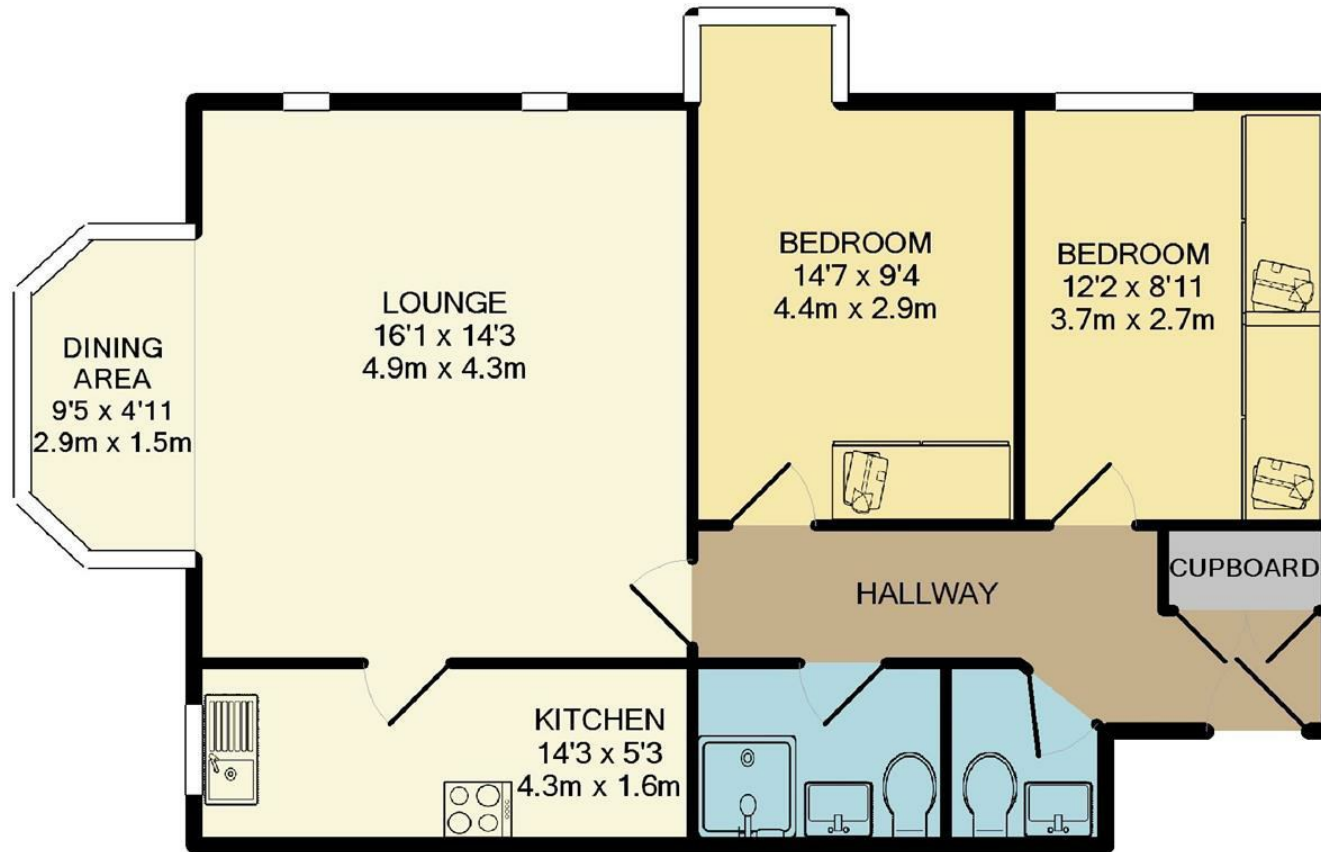
Apartment 6 at Hawthorn Green enjoys an enviable setting on the sought-after Kennerleys Lane in the heart of Wilmslow, one of Cheshire's most desirable locations.

Surrounded by leafy residential avenues and open countryside, the property is perfectly positioned for both tranquillity and convenience, with Wilmslow town centre offering an excellent selection of boutique shops, cafés, restaurants and amenities. The area is exceptionally well connected, with easy access to Manchester Airport, the North West motorway network and regular rail services to Manchester and London, making it ideal for commuters and downsizers alike.

#### GROUNDS & GARDENS

As mentioned earlier, the development boasts secure off-road gated parking with EV chargers. Also, there is a substantial visitor parking area, lawned secluded communal garden and a welcoming video intercom controlled communal hallway, with a lift and stairs to all floors.

Postcode: **SK9 5EQ**  
 What 3 Words: **drew.vote.game**  
 Council Tax Band: **E**  
 EPC Rating: **C**  
 Tenure: **Leasehold - Share of Freehold but all residents share**



TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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