

# 2 Swallow Court Lacey Green

Wilmslow, SK9 4BL



*mosley jarman*





## 2 Swallow Court Lacey Green, Wilmslow, SK9 4BL

**£235,000**

Video Tour available- A beautifully presented two-bedroom, two-bathroom ground floor apartment located in a highly sought-after residential area, just a short distance from Wilmslow town centre, Wilmslow train station, and Carrs Park. The property includes allocated parking, UPVC double glazing, and gas central heating via a combination boiler, and is offered for sale with no onward chain.

The accommodation comprises a communal entrance hall, a private entrance hallway with storage, and a spacious open-plan living kitchen. The kitchen is fitted with contemporary wall and base units, integrated appliances, and space for additional appliances, flowing into generous living and dining areas. There are two well-proportioned bedrooms, with the master featuring a modern en-suite shower room, alongside a stylish family bathroom.

- Ground floor apartment
- Extremely well presented throughout
- Open plan living kitchen
- Allocated parking
- No onward chain
- Two bedrooms
- Two bathrooms
- Walking distance of Wilmslow village & train station
- Communal grounds & visitors parking
- EPC rating- C





### The Grounds & Gardens

Externally, the property enjoys attractive and well-maintained communal gardens, along with an allocated parking space for one vehicle and additional visitor parking.

### 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: B  
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 & Virgin Media- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three\*

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

Parking: Allocated parking for one car plus visitors parking.

Rights of Way & Restrictive Covenants: TBC

Water Metre- TBC

Tenure: Leasehold- 999 year lease with approx. 977 years remaining

Management fee: £179 per month

\* 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 4BL**

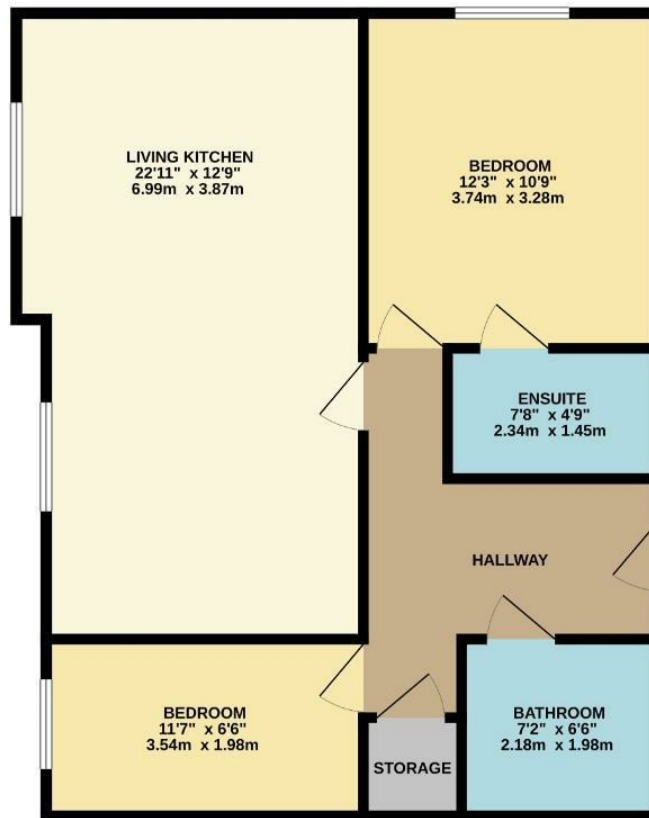
What 3 Words:

Council Tax Band: **B**

EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.