



10 Gawsworth Way, Handforth, Wilmslow, Cheshire, SK9 3QJ

*mosley jarman* &

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**£850 Per Calendar Month**

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - C (69/73)
- Council Tax Band - A (Cheshire East)
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit [cheshireeast.gov.uk/gardenbin](http://cheshireeast.gov.uk/gardenbin)
- \*\*Flood risk - Very Low (Surface water)
- \*Broadband - Openreach, Brsk, & Virgin Media. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE.
- \*Mobile - Limited coverage by Three. Likely coverage by EE, O2, and Vodafone
- \* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to a tenancy. \*\* Information provided by GOV.UK



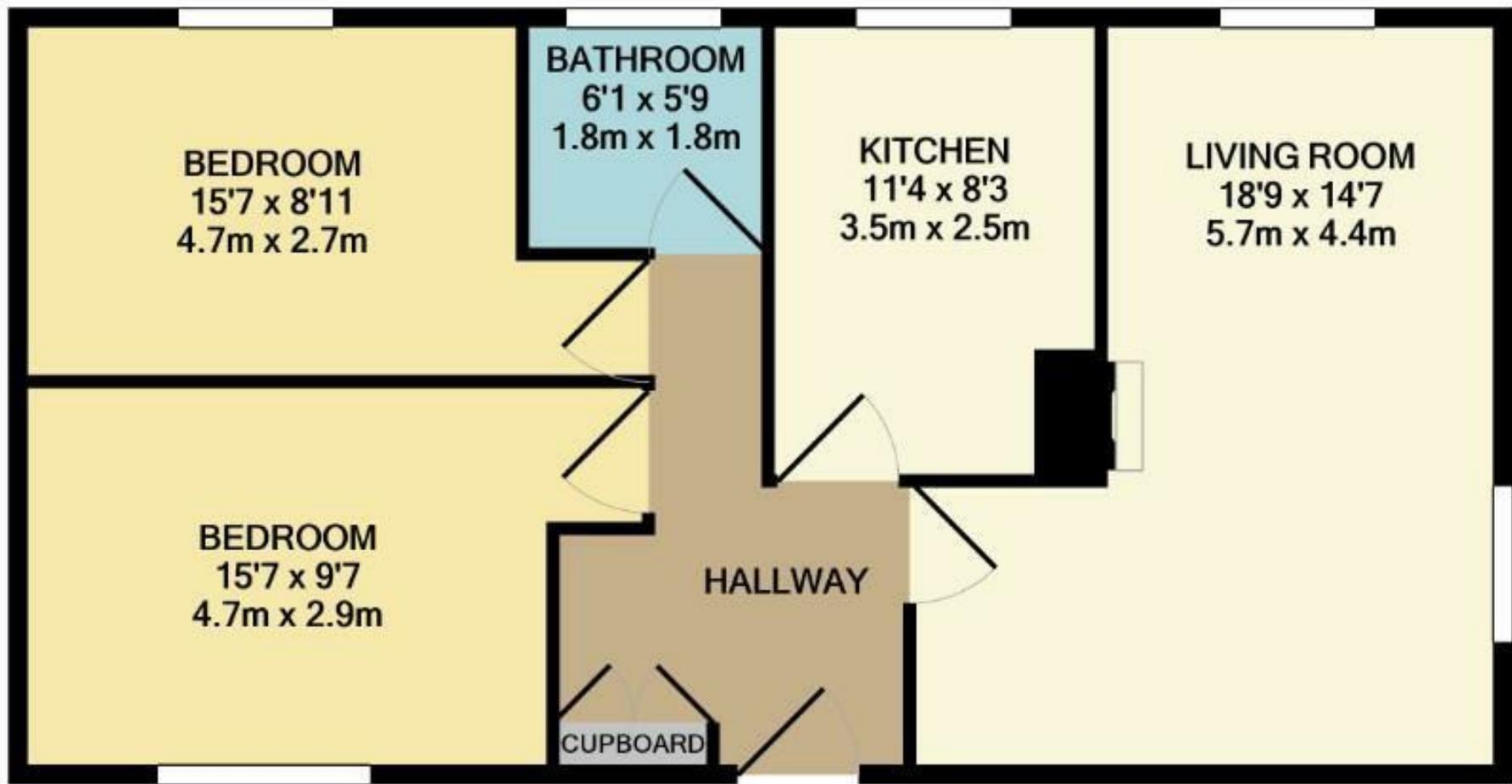


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A well-presented two double bedroom first floor apartment which forms part of a purpose built development situated in a central Handforth location within walking distance of the shops and train station as well as having nearby access to the A555, A34 and local motorway network and within catchment for Handforth Grange Primary School and Wilmslow High School. Double glazed and gas fired central heating (run by a Baxi combination boiler). The accommodation includes a hall (with intercom access and fitted double cloaks/storage cupboard), spacious living/dining room (with dual aspect windows, fitted book case and electric fire), kitchen (fitted with modern units, roll top work surfaces, integrated electric double oven, gas hob and there is space and plumbing for free standing appliances). Two double bedrooms and a bathroom (fitted with white sanitary ware with electric shower fittings over the bath). There is a part boarded loft area providing excellent storage which is accessed by a pull down ladder from the hall. In addition, there is a communal garden space and each apartment has a lockable storage cupboard in the communal landing outside the apartments front door. UNFURNISHED. AVAILABLE: TBC





TOTAL APPROX. FLOOR AREA 674 SQ.FT. (62.6 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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