

2 Denewood Court

Wilmslow, SK9 5HP



mosley jarman



2 Denewood Court Queens Road, Wilmslow, SK9 5HP

£299,950

A spacious two double bedroom purpose built ground floor apartment situated in this highly convenient location, just off Alderley Road in the center of Wilmslow.

The property is entered via an intercom system into a communal entrance hallway. The accommodation in brief comprises of large central hallway. (benefiting from two recessed store cupboards). This leads into a recently refitted kitchen with oven, hob & extractor & a breakfast bar, perfect for casual dining. The generous open plan living/dining room has large windows onto the front of the development & access to a private south facing sun terrace. The property features two large double bedrooms (one with fitted wardrobes). The bedrooms share access to a family bathroom, which is fitted with a four piece bathroom suite (including bath & separate shower enclosure).

The property is fully double glazed & has underfloor electric heating in living/ dining room & wall mounted electric heaters throughout the remaining rooms.



- Spacious ground floor apartment.
- Close to Sainsbury's, doctors and dentists.
- Two large double bedrooms.
- Spacious open plan living /dining areas.
- Re-fitted kitchen
- Central Wilmslow location.
- Quiet leafy established road.
- South facing outdoor covered terrace.
- Private garage & communal parking.
- Underfloor heating



Location

Denewood Court is located in the heart of Wilmslow town center on a established leafy road. This highly convenient location just off Alderley Road is within a short walk of Sainsbury's, doctors, dentists and many other local amenities including the train station.

Gardens & Grounds

Externally the property benefits from well tended communal gardens & a single garage.

Important Information

Council Tax Band: D

EPC grade: TBC

Heating: Electric & Underfloor

Mains: Electric, Water

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

flooding.

Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage**: Mobile coverage with EE, O2 & Vodafone likely).

Parking: Residents parking available.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: There is a single step at the front entrance and several steps at the back entrance

Tenure: Leasehold -105 years remaining.

* 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 5HP**

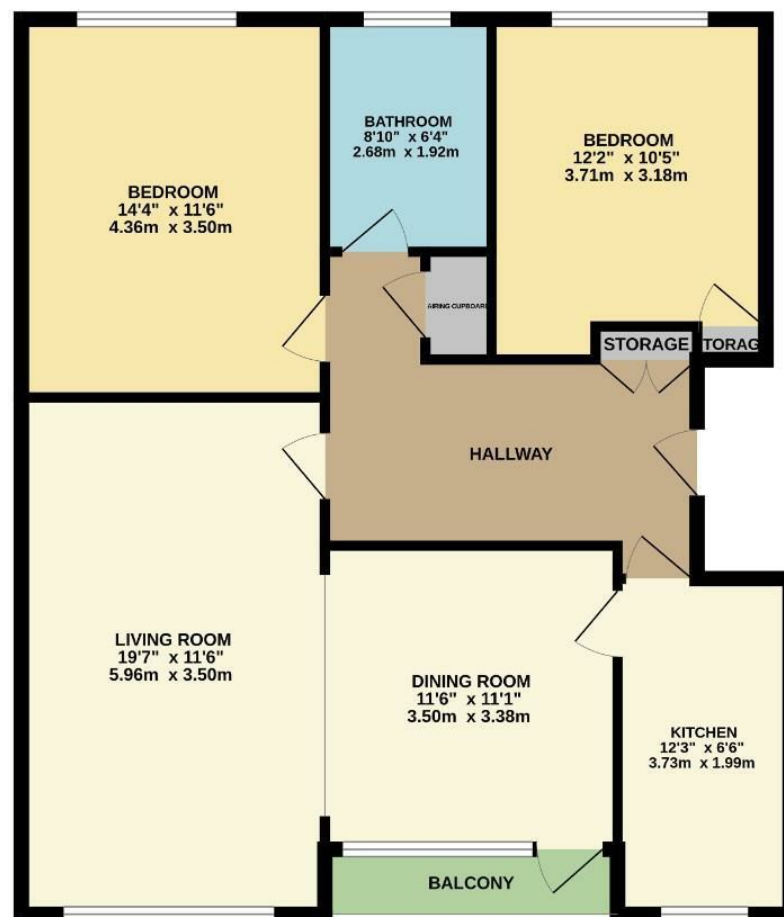
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Council Tax Band: **D**

EPC Rating: **TBC**

Tenure: **Leasehold**

GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 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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