

# 14 Kensington Court

Wilmslow, Cheshire, SK9 5DA



*mosley jarman*





## 14 Kensington Court, Wilmslow, Cheshire, SK9 5DA

**£365,000**

Video Tour available-A beautifully presented end mews house offering two spacious double bedrooms, this charming property forms part of the sought-after Boleyn Park development. Quietly tucked away in a central Wilmslow Town Centre location, it lies within easy walking distance of the shops, restaurants, bars, train station and highly regarded local schools. Occupying a peaceful position at the end of a cul-de-sac, the house benefits from allocated parking, a private south-facing garden, recently installed UPVC double glazing and gas-fired central heating via a Worcester combination boiler. There is also potential to extend, subject to the necessary consents.

The accommodation comprises an inviting porch with recessed meter and storage cupboards, leading into a bright living room featuring dual-aspect windows. The contemporary dining kitchen has been thoughtfully re-fitted with elegant shaker-style units and integrated appliances, including an electric oven, ceramic hob, extractor, slimline dishwasher and space for a fridge freezer. A washing machine is conveniently plumbed in beneath the sink. The ground floor is enhanced by engineered oak flooring and dimmable LED downlights, creating a warm and modern atmosphere.

Upstairs, the landing provides access to the loft via a pull-down ladder. The principal bedroom enjoys a bay window and features his and hers recessed wardrobes, while the second double bedroom is equipped with fitted overhead wall cupboards. The stylish shower room has been fully tiled and re-fitted with contemporary white sanitary ware, a walk-in glass screen shower enclosure and Mira thermostatically controlled fittings.

- Refurbished end of mews home
- Central yet quiet Wilmslow Town Centre position
- At the end of a cul-de-sac which forms part of Popular Boleyn Park development
- Two double bedrooms (main bedroom with two recessed wardrobes)
- Re-fitted dining kitchen (with shaker style units and integrated appliances)
- Re-fitted shower room with walk in shower
- Two car parking spaces
- Side access leading to a walled south facing rear garden
- EPC rating- D
- Leasehold- 999 year lease- 973 remaining- Ground Rent £45 per annum





### The Grounds & Gardens

To the front, there are two allocated parking spaces for two cars and a side path leading to the private walled garden at the rear, which enjoys a sunny south-facing aspect and offers a secluded retreat in this highly desirable location. In addition there is a lean to storage shed with Velux window and electrics.

### 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: D

EPC grade: D

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<sup>\*\*</sup>: Openreach- FTTC (Fibre to the Cabinet). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three<sup>\*</sup>

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

Parking: Allocated Parking for two cars

Rights of Way & Restrictive Covenants: TBC

Water Metre- Present at Property

Tenure: Leasehold 999 years, approx. 956 years remaining- ground rent £45 per annum-TBC

<sup>\*</sup> Information provided by GOV.UK

<sup>\*\*</sup>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.

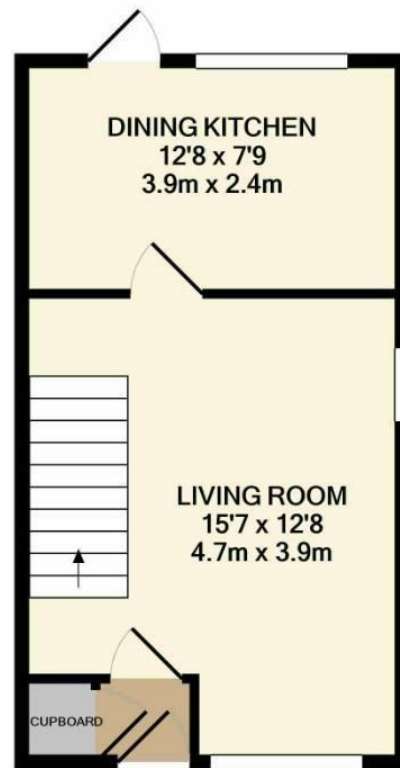
Postcode: **SK9 5DA**

What 3 Words: **bright.affar.garage**

Council Tax Band: **D**

EPC Rating: **D**

Tenure: **Leasehold**



GROUND FLOOR  
APPROX. FLOOR  
AREA 296 SQ.FT.  
(27.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 312 SQ.FT.  
(29.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 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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