



The Annexe, Graceful Cedars, Ashtree Close, Prestbury, Cheshire, SK10 4EB

mosley jarman

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4EB

£1,750 Per Calendar Month

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - C (70/86)
- Council Tax Band - C (Cheshire East)
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin
- **Flood risk - Very Low (Surface water)
- Water Meter - TBC
- *Broadband - Openreach. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE.
- *Mobile - Likely coverage by EE, Three, 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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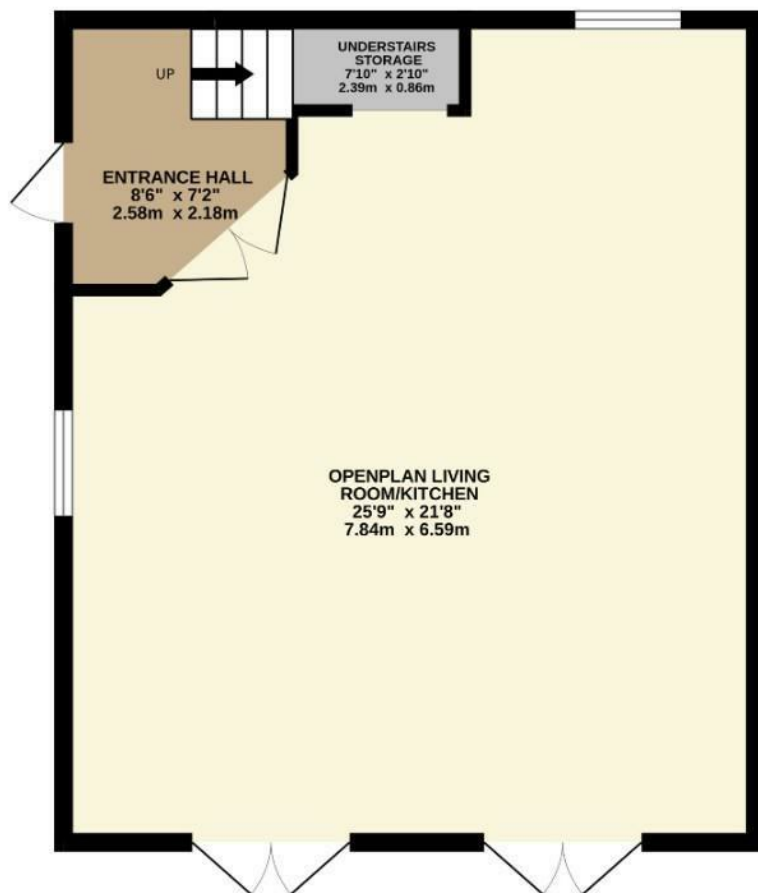
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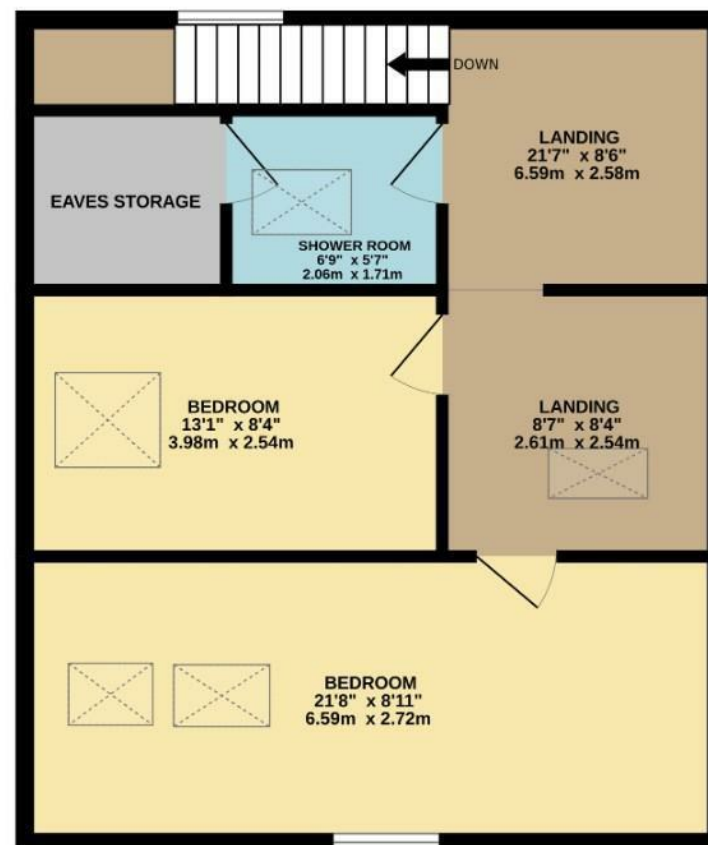
A detached property set in the grounds of the main residence accessed via electric gates. With one parking space, the property is situated in a desirable location just a short drive from Prestbury village which offers a range of quaint village shops and restaurants. Comprising; entrance hall, large open plan lounge/dining room with patio doors, fitted kitchen with gas hob, electric oven, fridge, freezer, dishwasher, washing machine and separate dryer. On the first floor there is a large landing providing storage, two double bedrooms and a shower room. Wooden flooring throughout. UNFURNISHED. AVAILABLE: IMMEDIATELY



GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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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