

15 Kingswood Court Grove Avenue

Wilmslow, SK9 5EE



mosley jarman



15 Kingswood Court Grove Avenue, Wilmslow, SK9 5EE

£199,950

Located literally seconds from the town centre, this excellent second floor apartment takes great benefit from a highly convenient central location.

Kingswood Court is the ideal setting for any owner occupier, or tenant looking to be within minutes of the many 'day to day' conveniences in the town centre, along with an ease of access to the train station, proving ideal for any commuter looking to travel to either Manchester City Centre or London.

The accommodation offers two bedrooms, a living/dining room with Juliet balcony, separate kitchen, fitted white bathroom and hallway with airing cupboard. Additionally, the development has valuable off-road parking, essential for central living.



- CENTRALLY LOCATED SECOND FLOOR APARTMENT
- IDEAL FOR THE OWNER OCCUPIER OR INVESTMENT BUYER
- TWO BEDROOMS
- SEPARATE FITTED KITCHEN AND BATHROOM
- MINUTES FROM WILMSLOW TOWN CENTRE
- OFF-ROAD PARKING AND VISITOR PARKING
- LIVING/DINING ROOM WITH JULIET BALCONY
- PLEASANT VIEWS ACROSS BOWLING GREEN



GROUNDINGS AND GARDENS

The development sits within generous communal areas mainly adopted for valuable off-road parking. There are two allocated parking spaces and visitor parking.

THE LOCATION

15 Kingswood Court is ideally located just a short walk from Wilmslow town centre, offering easy access to a wide range of shops, cafes, and local amenities. The mainline train station is also within close proximity, providing direct routes to Manchester, London, and beyond—perfect for commuters. The property benefits from off-road parking with two allocated spaces, a rare and valuable feature in such a central location. Whether you're an owner-occupier seeking convenience and comfort, or an investor looking for a highly rentable location, this property presents an excellent opportunity.

IMPORTANT INFORMATION

Council Tax Band: C
EPC grade: C

Heating - Electric heating (radiators)

Mains - 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- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three^{*}

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

Parking: Off road parking to the side and rear of the development. Two allocated parking spaces.

Rights of Way & Restrictive Covenants: TBC

Tenure: Leasehold.

^{*} 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 5EE**

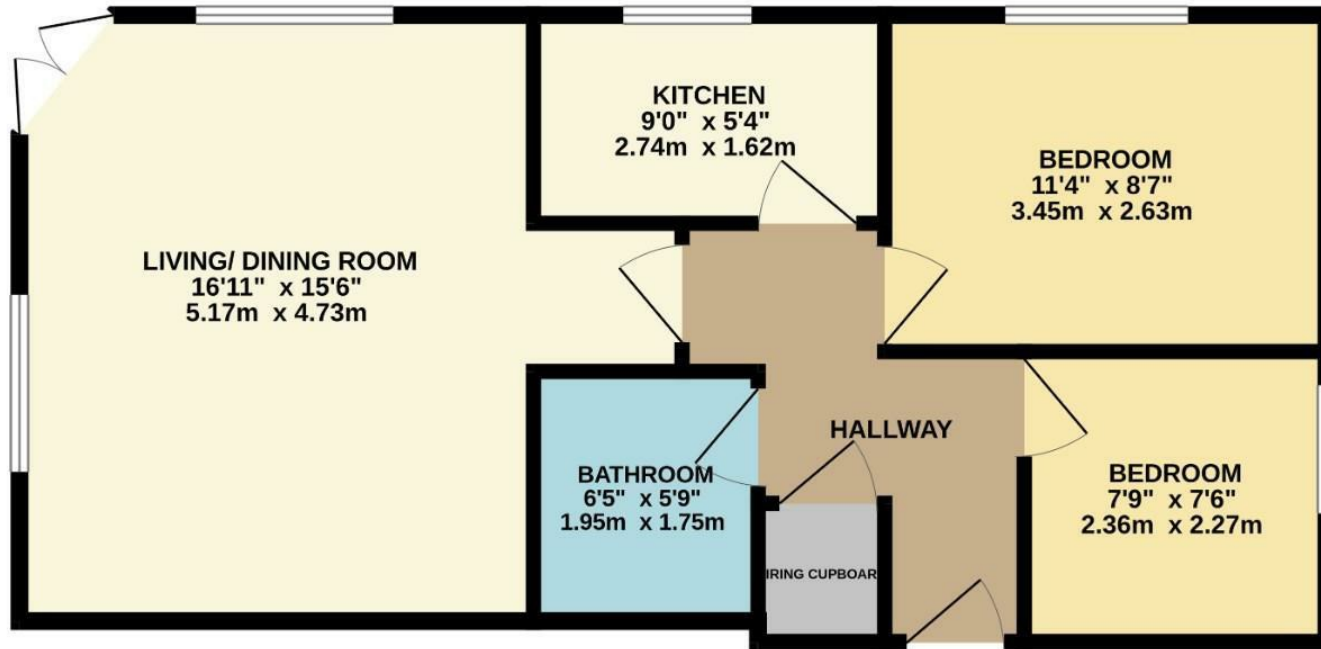
What 3 Words: **hugs.tanks.rich**

Council Tax Band: **C**

EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 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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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.