

23 Lynwood Victoria Road

Wilmslow, Cheshire, SK9 5HN



mosley jarman



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**£120,000**

A beautifully presented one bedroom, first floor retirement apartment which benefits from double-glazing throughout and heated by electric storage heaters. There is lift access to all floors, residents living area, residents car park (allocated parking spaces available at a nominal charge), telephone intercom system, onsite warden, communal laundry room and rubbish chute. The apartment benefits from an aspect overlooking the communal gardens. The accommodation comprises; a hallway (with mirrored storage cupboard) spacious living/dining room, kitchen (with space for fridge-freezer. Electric oven & hob), double bedroom (with storage cupboard & fitted units) and a bathroom (with vanity sink unit and separate shower enclosure with electric fittings). The property benefits from emergency pull cords throughout and a telephone intercom system. A guest room is available for relatives to stay for small charge in the Lynwood development.



- A well presented first floor retirement apartment
- Walking distance of Wilmslow Town Centre
- Communal lounge and gardens. Lift facility
- Leasehold - 125 years from 1st January 1984 (Rent Charge of £67 per annum due in September each year)
- No Vendor Chain
- One bedroom and one bathroom
- Residents parking available at a nominal charge
- Service charge - £299.51 per month (last reviewed in 2023)
- Council Tax Band C



### The Location

Conveniently located within walking distance of the town centre, Wilmslow train station (0.6 miles) which offers direct links to Manchester and London and situated within a short drive to Alderley Edge & Handforth Dean Retail Park. Wilmslow is an affluent town located in Cheshire and is one of the most sought-after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

### The Grounds & Gardens

The development stands within attractive, private communal gardens which are laid to lawn and allocated parking for residents.

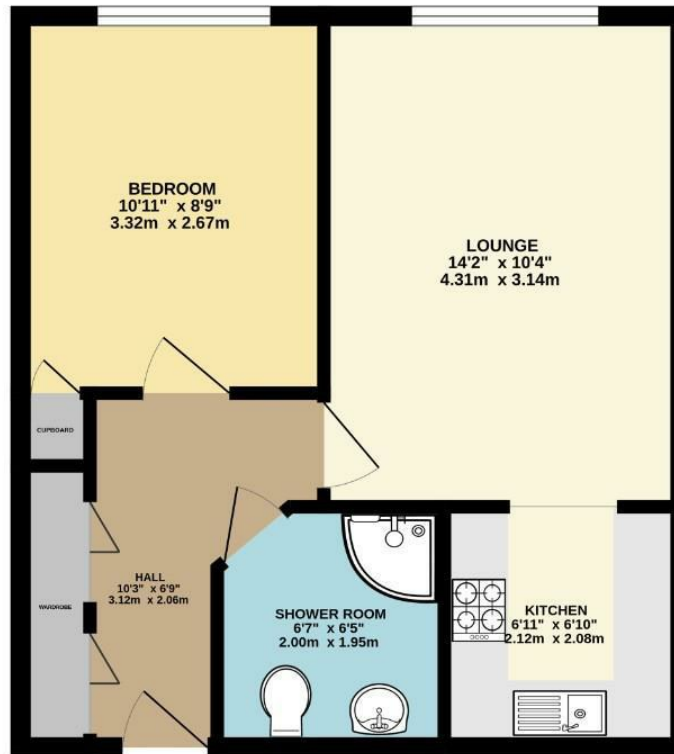
### Important Information

- Super Fibre Broadband available at the property (Ultrafast Full Fibre Broadband planned between now and December 2026)\*.
- Mobile coverage at the property available with all main providers\*.
- Council Tax Band: C
- Service Charge: TBC
- Tenure: TBC

\* Information provided by Ofcom checker and 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 5HN**  
What 3 Words: **merit.scarf.neon**  
Council Tax Band: **C**  
EPC Rating: **C**  
Tenure: **Freehold**

## GROUND FLOOR



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 errors, 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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