

4 Denewood Court

Wilmslow, SK9 5HP

FOR SALE

M
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WILMSLOW

01625 444899

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4 Denewood Court Queens Road, Wilmslow, SK9 5HP

£270,000

Video Tour available- This two double bedroom, purpose build first floor apartment is located within a heart of Wilmslow town centre.

The accommodation in brief comprise of a spacious central hallway with parquet flooring, this leads through to the kitchen which is fitted with traditional cabinets & has space for white goods. The lounge / dining room, features glazed doors separating the two areas. The room benefits from an abundance of natural light due to the large picture windows. There is good size balcony off the dining room, this looks onto the front of the development.

The property boasts two larger than average double bedrooms (both with fitted bedroom furniture), these share access to a good size family bathroom with modern white bathroom suite and contrasting tiles. The property is fully double glazed & benefits from electric storage heaters.



- Central Wilmslow location close to local amenities.
- South facing balcony
- No vendor chain
- Spacious open plan living /dining areas.
- First floor position
- EPC Rating - D



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 Heating

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 stairs up to the apartment on the first floor.

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**

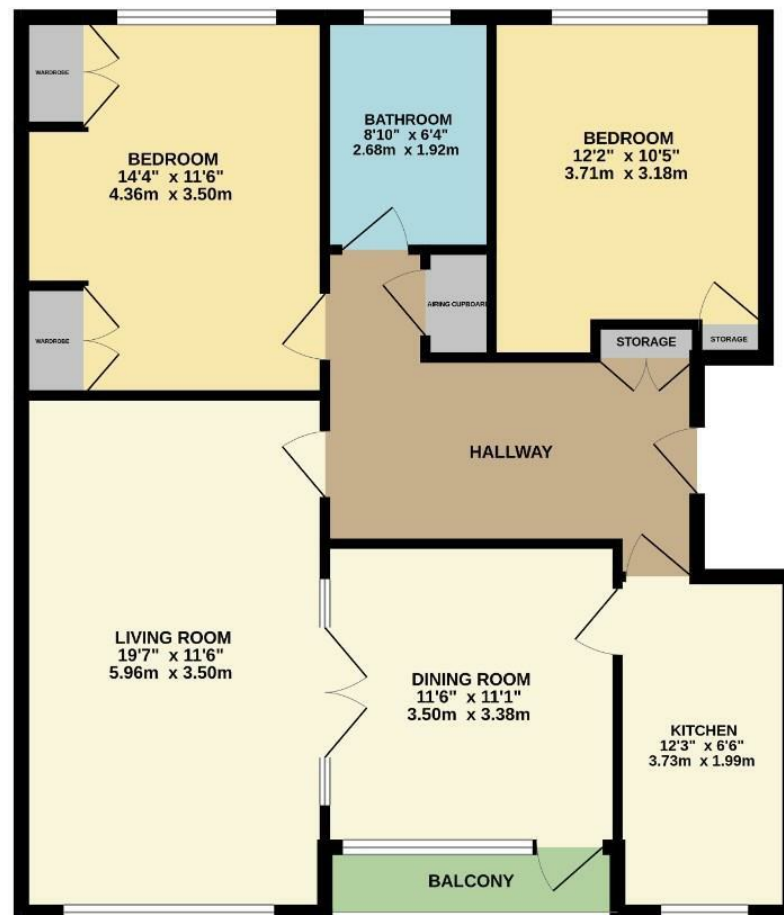
What 3 Words: **format.diverson.river**

Council Tax Band: **DD**

EPC Rating: **D**

Tenure: **Share of Freehold**

FIRST 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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