

# Willow Bank House Old Road

Wilmslow, SK9 3AZ

*mosley jarman*



**Apartment 6, Willow Bank House**  
**Old Road, Handforth, Wilmslow,**  
**SK9 3AZ**  
**Guide Price £170,000**

**\*\*EXCELLENT INVESTMENT OPPORTUNITY\*\*** Ideal for the professional landlord, the sale of this stylish recently converted apartment block offers the chance to acquire a contemporary themed property with a current tenant paying £1100 PCM resulting in a gross yield over 7%.

Converted in around 2023, Willow Bank House offers excellent facilities with lift to all floors, a secure intercom entry system and gated allocated parking.

Additionally, the location of the development is extremely convenient being located adjacent the Handforth train station and being literally minutes from the bustling village with its array of many 'day to day' amenities.

The accommodation consists of a large open plan living-dining room, which in turn is open to the stylish fitted kitchen, with then a door off the to luxurious bathroom and double bedroom.

NB. The images used have been enhanced by AI.



- CONVENIENTLY LOCATED FIRST FLOOR APARTMENT
- EXCELLENT INVESTOR OPPORTUNITY WITH AN OVER 7% YIELD
- LIFT TO ALL FLOORS
- CONTEMPORARY THEMED FITTINGS
- MINUTES FROM HANDFORTH VILLAGE - TRAIN STATION
- CURRENTLY RENTED ACHIEVING £1100 PCM
- STYLISH CONVERSION IN THE LAST THREE YEARS
- ALLOCATED PARKING
- OPEN-PLAN LIVING
- \*\*IMAGES HAVE BEEN ENHANCED WITH AI\*\*



#### THE LOCATION

Apartment 6, Willow Bank House is situated on Old Road in the sought-after village of Handforth, Cheshire. The location offers a balance of peaceful residential surroundings with excellent convenience, being close to local shops, supermarkets, cafés, and transport links. Handforth railway station and nearby road connections provide easy access to Wilmslow, Manchester, and Manchester Airport, making the area ideal for both commuters and those seeking a well-connected community setting.

#### GROUNDS & GARDENS

As mentioned earlier, there is an electric gated parking area to the side of the development, then a communal intercom entry to the hallway with lift and stairs to all floors.

#### IMPORTANT INFORMATION

Council Tax Band: A

EPC grade: C

Heating:

Mains: Electric, Gas & 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: Off-road parking to a private gated area.

Rights of Way & Restrictive Covenants: To be confirmed.

Tenure: -Leasehold. Management charge is approx £130 PCM but requires verifying.

\* 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 3AZ

What 3 Words: kinks.types.keeps

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GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 430 sq.ft. (40.0 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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