

4 Regent Park Court Gravel Lane

Wilmslow, Cheshire, SK9 6NE



mosley jarman



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£350,000

An immaculately presented two double bedroom ground floor apartment which benefits from its own private entrance as well as having direct access on to a patio/terrace to the rear.

The apartment is double glazed and gas fired centrally heated (run by an Ideal combination boiler).

The accommodation includes a large entrance hall (which has previously been used for dining), downstairs w.c, living room (with inset gas fire, coving and a door opens to the rear), kitchen (fitted with modern units and integrated Bosch appliances that include an electric oven, combination microwave oven, hob, extractor, and dishwasher. There is also a wine fridge, warming drawer and space for a fridge freezer). Main bedroom (fitted with modern wardrobes with matching furniture), second double bedroom (with a box window to the front, modern fitted wardrobes with matching furniture) and a bathroom (fitted with modern white sanitary ware and complimentary vanity units. There's a glazed shower enclosure with Mira electric shower fittings within. Tiled floor and walls. Ladder radiator/towel warmer and there is a double utility cupboard with space and plumbing for a washing machine and tumble dryer within).

- Ground floor apartment
- Private entrance/front door
- Adjoins and with views over the Pleasure Park
- Allocated parking space
- Leasehold
- Two double bedrooms (both with fitted wardrobes and matching furniture)
- Direct access to a westerly facing patio/terrace
- Walking distance of the town centre
- EPC - TBC
- Council Tax Band - D



The Location

Situated in a popular South Wilmslow location the development adjoins and has views over the Pleasure Park. Located within walking distance of Wilmslow town centre, the train station and Chapel Lane shops.

The Grounds & Gardens

An allocated parking space provides off road parking. There is a westerly facing paved patio/terrace to the rear with an electric awning which is accessed from the living room and there are well tended communal gardens beyond.

Important Information

Council Tax Band: D

EPC grade: TBC

Heating: Gas

Mains: Gas, Electric, Water, Drainage

Flood Risk*: Very low risk of flooding from rivers & seas. Very low risk of surface water

flooding.

Broadband**: ADSL copper wire. Ultrafast (FTTP) available.

Mobile Coverage*: 02 & EE likely.

Parking: Allocated parking space.

Rights of Way & Restrictive Covenants: Not to the vendors knowledge.

Tenure: Leasehold. Ground rent £250 per year. Circa 950 years remaining on lease.

Service charge: £138 per month.

* 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 6NE**

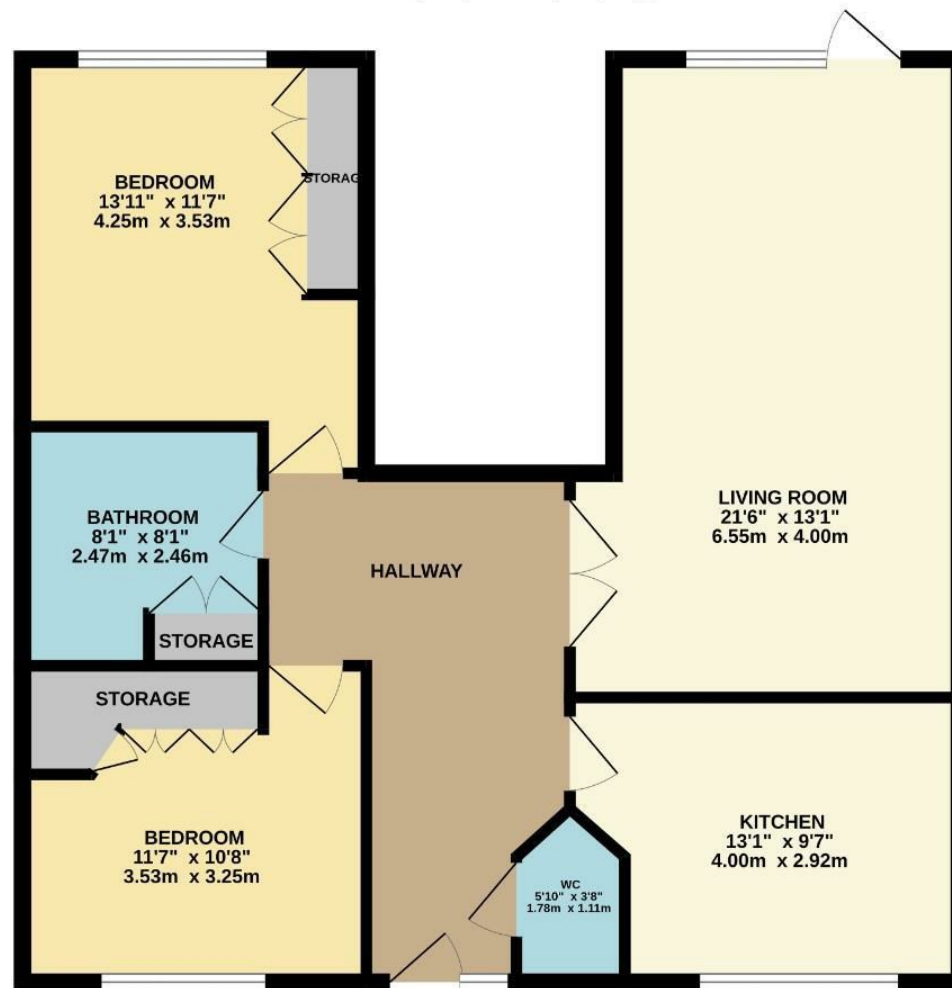
What 3 Words: **again.this.neon**

Council Tax Band: **D**

EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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