

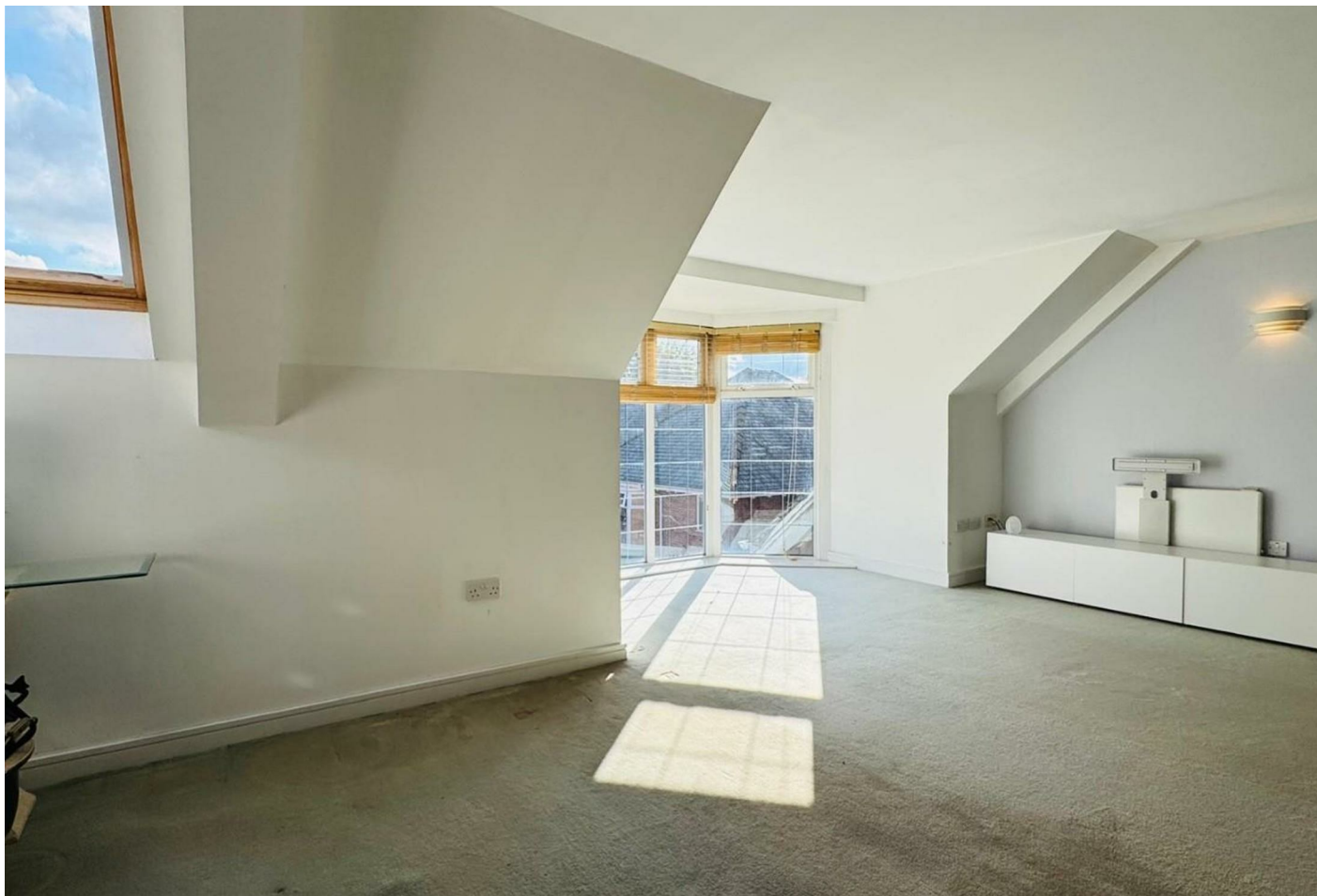
# 48 Central Place Station Road

Wilmslow, SK9 1BU



*mosley jarman*





## 48 Central Place Station Road, Wilmslow, SK9 1BU

**£270,000**

A spacious duplex three bedroom apartment benefiting from not only a highly convenient central location within the town centre but also allocated undercroft parking for two cars.

Positioned within Wilmslow Town Centre, this popular apartment development enjoys an ease of access into the many day-day amenities, bars, shops and train station.

Accessed via a lift and staircase, the apartment is located to the two most upper floors with excellent commanding views and ample space with three bedrooms, but also, a huge living-dining kitchen.

In brief, the accommodation consists of a private hallway with storage airing cupboard, then the huge living-dining room with adjoining fitted kitchen, fitted modern bathroom and third bedroom all to the first floor, then two further double bedrooms with an en-suite shower room to the upper floor.



- SPACIOUS DUPLEX APARTMENT
- DESIRABLE CONVENIENT LOCATION
- LITERALLY SECONDS FROM WILMSLOW TRAIN STATION
- UNDERCROFT PARKING FOR TWO VEHICLES
- EN-SUITE SHOWER ROOM
- THREE BEDROOMS
- MINUTES FROM WILMSLOW TOWN CENTRE
- LIFT TO ALL FLOORS
- HUGE LIVING-DINING ROOM
- MODERN FITTED BATHROOM



#### **GROUNDINGS AND GARDENS**

The apartment is approached over a large flagged communal outdoor garden area with steps down to Macclesfield Road and then on to the town centre. An electric shutter door gives access into the undercroft allocated parking for two cars.

#### **THE LOCATION**

The apartment at 48 Central Place, Wilmslow, boasts a prime location just a short walk from the vibrant town centre, offering easy access to a wide range of shops, cafés, and restaurants. Its convenient position places Wilmslow Train Station within close proximity—ideal for commuters, with direct rail links to Manchester, London, and beyond. Set in a sought-after area, the apartment combines the benefits of central living with excellent transport connections, making it perfect for professionals and anyone seeking modern living in a well-connected location.

#### **IMPORTANT INFORMATION**

Council Tax Band: D

EPC grade: C

Heating - Electric central heating (radiators)

Mains - Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk: Very low risk of surface water flooding and from rivers.

Broadband\*\*:

Mobile Coverage\*\*: Good outdoor and indoor with EE, Good outdoor with Three and Vodafone.

Parking: Undercroft Parking

Rights of Way & Restrictive Covenants: TBC

Tenure: Leasehold. 999 year lease. 977 years remaining.

Service Charge £3322. Ground Rent £350 per annum (to be confirmed).

\* 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 1BU**

What 3 Words:

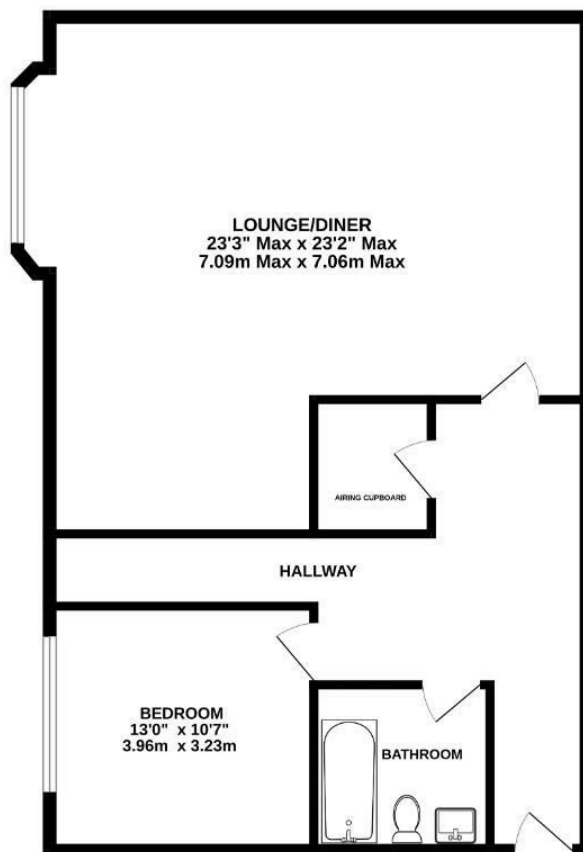
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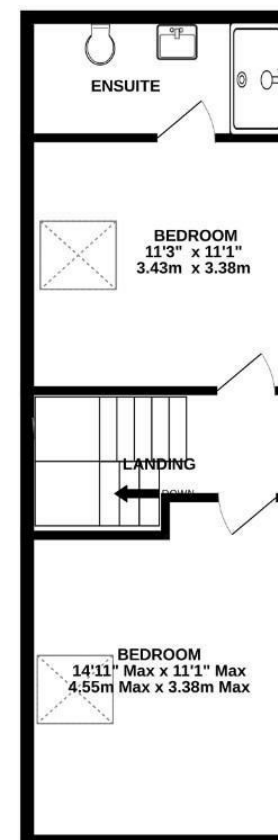
Tenure: **Leasehold**



THIRD FLOOR  
852 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.1 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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