



Apartment 9, Canterbury Grange Grove Avenue, Wilmslow, SK9 5EG

mosley jarman

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£110,000

- Well presented one double bedroom ground floor retirement apartment
- Lift access to all floors
- Over 60 years old age restriction
- In the heart of Wilmslow Town Centre, with a short walk to the local shops
- Residents parking available - £300 per annum
- No vendor chain
- Leasehold - 125 years from 1991 / Ground rent £135 per annum
- EPC rating C
- Service charge - £3079.91 per annum / Buildings insurance - £210 per annum (as at January 2022)
- Council Tax Band – C





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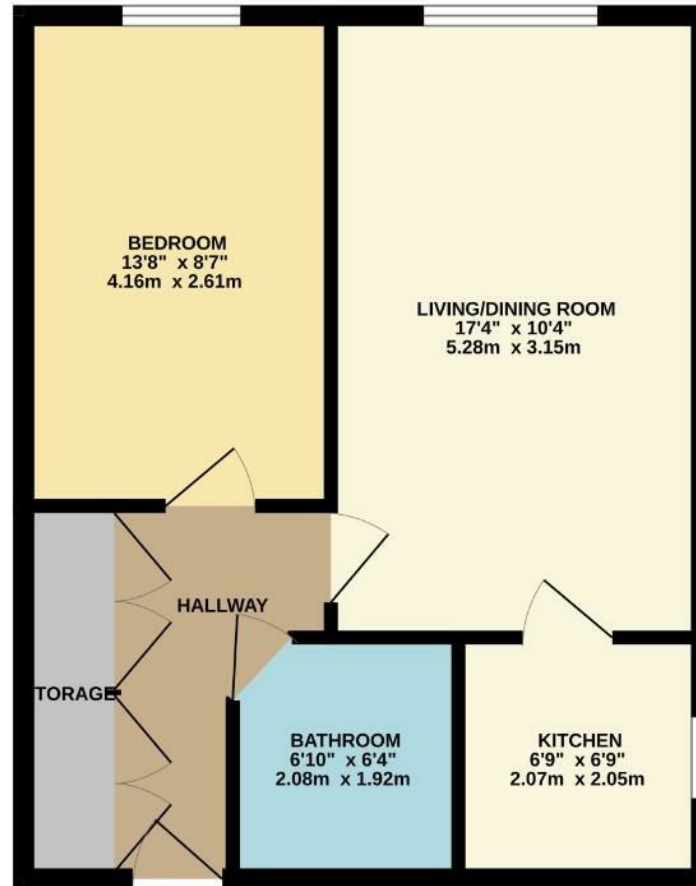
£110,000

A one double bedroom, ground floor retirement apartment for residents over 60 years old which benefits from double-glazing throughout and heated by electric storage heaters. There is lift access to all floors, residents living area and kitchen, resident's car park (individually reserved), residents house manager, telephone intercom system, communal laundry room and rubbish chute. The apartment benefits from an aspect overlooking the rear communal gardens. The accommodation comprises; a hallway (with built in cloaks/storage cupboards), spacious living/dining room (with window overlooking the rear communal gardens), kitchen (fitted with base and wall units, integrated appliances that include an electric oven, electric hob, extractor hood, microwave and there is space for a fridge freezer), double bedroom (with fitted wardrobes) and a bathroom (fitted with a three piece suite with bath and electric shower fittings over). There are emergency pull cords in the living room, bedroom, and bathroom. A guest room is available for relatives to stay at the development. No vendor chain. The development stands within attractive, private communal gardens which are laid to lawn and allocated parking for residents. Super Fibre Broadband available. Mobile coverage at the property available with all main providers*.

* 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.



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 454 sq.ft. (42.2 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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PROPERTY MISDESCRIPTION ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. the buyer is advised to obtain verification from his or her Professional Buyer. References to the tenure of the proeprty are baed on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

