



2 SWALLOW COURT LACEY GREEN WILMSLOW SK9 4BL

WILMSLOW - AVAILABLE END JULY PART FURNISHED - This beautifully presented GROUND FLOOR apartment forms part of a select development by Crosby Homes. Situated in a popular residential area, close to open countryside, A34 bypass and Wilmslow town centre and train station. Decorated in neutral tones throughout the apartment is spacious and well designed with the accommodation comprising in brief :- communal entrance hall and security entry system, private entrance hall with storage, lounge/dining room, which is open plan to the contemporary kitchen with integrated appliances. two good sized double bedrooms one with en suite. The bathroom is fitted with an attractive modern white suite. Outside boasts communal gardens and allocated parking. VIEWING RECOMMENDED TO APPRECIATE. Contact Wilmslow 01625 536300 £995.00pcm

Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road to the first set of traffic lights, keeping to the right of Barclays Bank. At the next set of lights, continue straight through the lights and proceed straight on at the roundabout onto Manchester Road towards Handforth. Turn left into Styal Road and first right into Lacey Green Road and the development will be found on the right hand side.

Communal Hall

Stairs leading to the upper floors. Telephone intercom system.

Private Entrance Hall

Useful cloaks/storage cupboard. Radiator. Telephone intercom system.

Living/Dining Room

13'8" x 13'8"
Decorated in neutral tones with two uPVC double glazed windows to two elevations. Two radiators. Wood effect flooring through to the kitchen

Stylish Kitchen

12'2" x 12'2"
Stylish fitted kitchen with a modern suite comprising base units with work surfaces over and matching wall mounted cupboards. Four ring inset hob with extractor hood over. Built in oven, slimline dishwasher and built in

microwave. Space for a washing machine. Integrated fridge and freezer. Cupboard housing the gas central heating boiler. Double glazed uPVC double window. Recessed ceiling spotlights.

Bedroom One

12'2" x 10'7"
Double bedroom with space for a king size bed and wardrobes. Double glazed uPVC window. Radiator. Door to En-Suite.

En-Suite

Walk in shower cubicle. Low level W.C. Wash basin. Recessed ceiling spotlights.

Bedroom Two

13'8" x 6'0"
Double bedroom with space for a double bed and wardrobe. Double glazed uPVC window. Radiator.

Family Bathroom

Walk in shower cubicle. Low level W.C. Wash basin. Recessed ceiling spotlights.

Outside

Communal Parking & Gardens

Communal gardens and allocated parking space plus additional spaces for visitors.

Draft Details



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	