

*jordan* fishwick

12 THE FIRS FULSHAW PARK WILMSLOW SK9 1QH  
PCM £1,995 PCM

## 12 THE FIRS FULSHAW PARK WILMSLOW SK9 1QH

AVAILABLE NOW FURNISHED - VIEWING ESSENTIAL

A beautifully presented first floor, two double bedroom apartment situated in the highly desirable and sought after Fulshaw Park area of Wilmslow. This spacious apartment is within walking distance of Wilmslow town centre and Wilmslow train station which offers a direct service to London Euston and Manchester city centre. Externally the accommodation comprises of meticulously maintained communal gardens with residents parking areas. This apartment benefits also from a garage which offers extra storage and somewhere secure for a vehicle. The communal hallways are immaculate, being carpeted and having contemporary glass balustrades, all of which exude quality.

Internally the apartment provides two very well proportioned and beautifully decorated double bedrooms, both featuring en-suite facilities. Separate cloakroom off the hall. The principle bedroom boasts a walk in wardrobe for extra storage and a stylish ensuite shower room., whilst bedroom two benefits from views over the communal gardens and an ensuite bathroom. A spacious open plan living and dining room features a bay window allowing natural light to flood the living space.

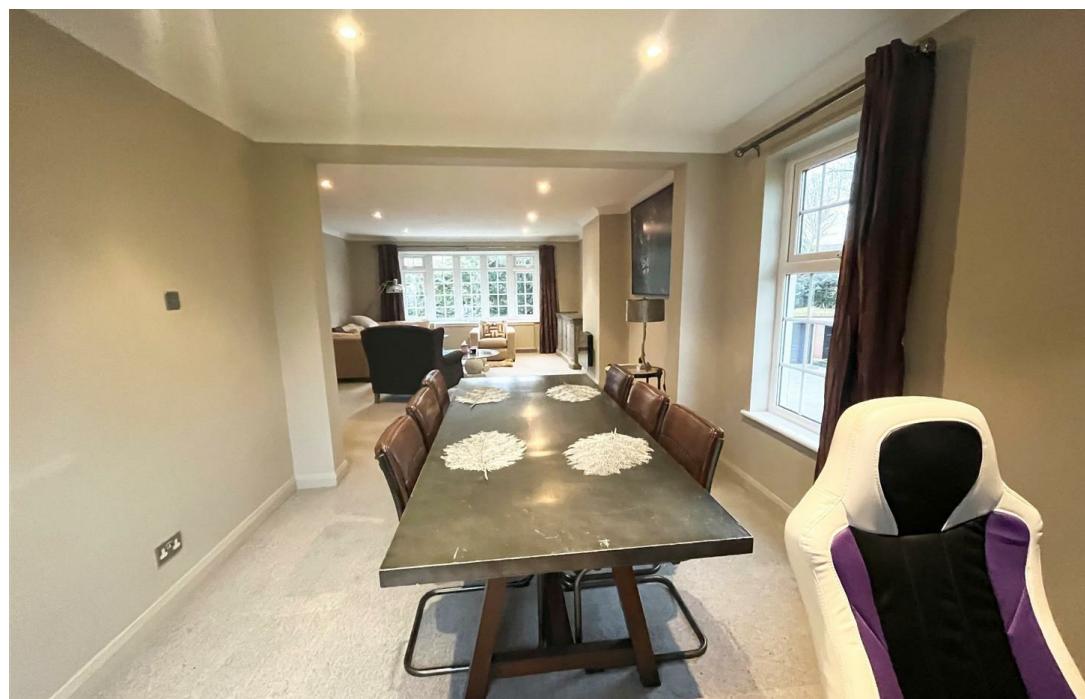
The open plan dining and living area is perfect for socialising and entertaining. There is a separate kitchen, featuring electric hob and oven, dishwasher, washer dryer and fridge freezer.

A separate storage cupboard houses the modern gas boiler.

Contact Wilmslow 01625 536300 £1995.00pcm

COUNCIL TAX F

EPC



- TWO BEDROOMS
- SPACIOUS INTERIOR
- QUIET NO THROUGH ROAD IN SOUTH WILMSLOW LOCATION
- WALKING DISTANCE OF TOWN CENTRE
- GARAGE
- OFF ROAD PARKING
- MANICURED COMMUNAL GROUNDS
- COUNCIL TAX F
- EPC D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			