



*jordan fishwick*

Central Place Station Road, SK9 1BU  
Guide Price £325,000

# Station Road Wilmslow SK9 1BU

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Offered to the market with No Onward Vendor Chain. A rare opportunity to purchase an exceptional three bedroom, two bathroom top floor apartment forming part of the highly desirable Central Place development, perfectly positioned in the heart of Wilmslow town centre. Offering both spacious and beautifully presented accommodation, this impressive apartment combines generous living space with outstanding convenience, just moments from Wilmslow train station, excellent shopping, cafés, restaurants, and everyday amenities. The apartment enjoys a thoughtfully designed layout, accessed via a welcoming entrance hallway with a practical utility cupboard providing space for a washing appliances, together with the hot water cylinder. The heart of the property is the superb open-plan living, dining and kitchen space, creating an ideal environment for both relaxing and entertaining. The contemporary kitchen is fitted with an attractive range of base and wall units complemented by integrated appliances including an oven, ceramic electric hob, dishwasher, fridge and freezer. The spacious living area enjoys spectacular uninterrupted views stretching towards the Peak District via the Juliette balcony, filling the apartment with natural light and providing an ever-changing backdrop. There are three well proportioned bedrooms, offering excellent flexibility for modern lifestyles. The principal bedroom features a stylish en-suite shower room. The second bedroom is another generous double, while the third bedroom is also well proportioned. A contemporary family bathroom serves the remaining accommodation. The apartment has been further enhanced with modern electric heating and can be sold with furniture making it a highly attractive option. Residents benefit from secure telephone entry, lift access to all floors and an allocated underground parking space, a rare and valuable feature within Wilmslow town centre.



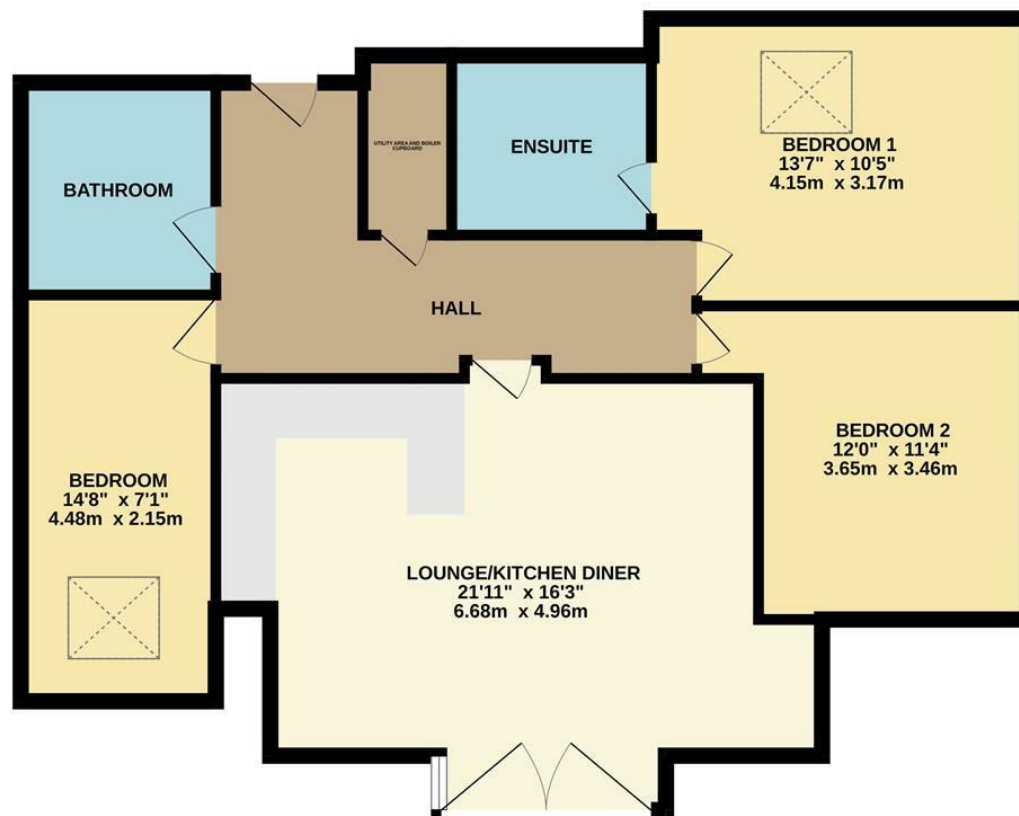
- No Chain
- Top Floor Apartment
- Three bedrooms
- Stylish Ensuite and bathroom
- Juliette Balcony
- Can be sold as seen (furniture)
- Central Location
- Undercroft parking (One allocated space)
- Upgraded Electric heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### 3RD FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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