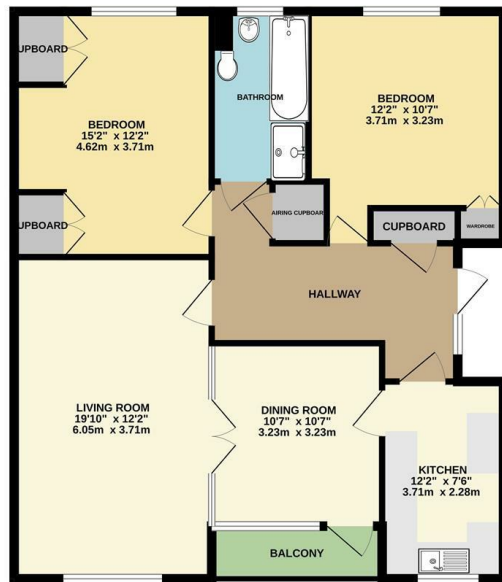




## 4 DENEWOOD COURT QUEENS ROAD WILMSLOW SK9 5HP

A well proportioned first floor two double bedroom purpose built apartment with balcony and garage. Offering spacious accommodation throughout and being located within the heart of Wilmslow town centre, which offers a wide range of amenities including a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. Within a 10 minute drive away there are many additional amenities such as fitness centres, golf courses, Marks and Spencer and John Lewis. The property is well placed for easy access to the M56 for commuters to Manchester and the North West commercial centres and Manchester Airport is less than 20 minutes away. There are several good local state schools and a wide choice of private schools within the area with parks and beautiful countryside surrounding the whole area. Internally, the apartment is accessed via a communal entrance and lobby area which leads to the private entrance hallway. The internal apartment accommodation comprises in brief: a well proportioned living room with internal glazed double doors leading to the separate dining room. This dining room also has access to the BALCONY. There is a fitted kitchen with space for appliances. The master bedroom is fitted with wardrobes and the second bedroom is also a spacious double with a fitted cupboard. To the exterior of the development there are attractive communal gardens which are mainly laid to lawn with mature trees. The property also has a single garage offering ideal off road parking or further storage. No Onward Chain.



Measurements are approximate. Not to scale. Descriptive purposes only. Made with Herman C2024



- First Floor Apartment
- Situated in the heart of Wilmslow
- Good size accommodation
- Two Double bedrooms
- Lounge and Dining room
- Balcony
- Garage
- Residents Parking
- No Chain
- Share of Freehold

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	63	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	1