

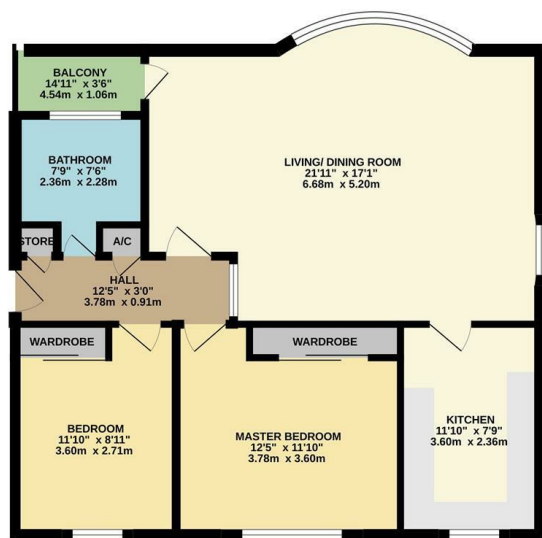


42 POWNALL COURT WILMSLOW SK9 5QE

This beautifully presented, TWO DOUBLE BEDROOM apartment is situated on the first floor in the ever popular and attractive Pownall Court development. Located a short walk away from Wilmslow Town Centre offering excellent transport links and boasting all the local amenities Wilmslow has to offer. The property has been fitted with a stylish refitted kitchen with high gloss white base and high level units and contemporary work surfaces. There are several integrated appliances and tasteful laminate flooring to complement. The bathroom has also undergone a refit with a stylish and modern white bathroom suite with stunning tiled splashback. Both the kitchen and bathroom have been tastefully finished to a high standard. In brief the property comprises: Private entrance hall, a large 21ft living/dining room with access to a balcony overlooking the front aspect. There is a large bay window to the reception room encouraging a source of natural light and a further side window offering a dual aspect. The two double bedrooms both have fitted mirror fronted wardrobes with sliding doors and display lighting and face the rear of the development. The property also benefits from having access to an individual private garage and residents parking to the rear of the development. Viewings highly recommended!



FIRST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with SketchUp 2022.



- Re-fitted modern kitchen and bathroom
- Walking distance to Wilmslow Town Centre
- Residents parking and garage
- Two double bedrooms
- Fitted Wardrobes to both bedrooms
- Large open plan Living and dining room
- Balcony

| Energy Efficiency Rating | |
|---|-------------------------|
| Very energy efficient - lower running costs | Current |
| (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 | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | Current |
| (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 ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |