



jordan fishwick

Flat 1 Weston Court, Alderley Road, SK9
Guide Price £275,000



Weston Court Wilmslow SK9 1PT

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This two double bedroom apartment forms part of an attractive Period conversion consisting of three privately owned apartments with well-maintained communal areas and allocated resident parking. The property is a short drive away from Wilmslow centre, offering a wide range of amenities, which include 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 property boasts some beautiful original features with attractive ceiling coving and stained glass windows and is approached via a sweeping staircase to the top floor. The private accommodation comprises: welcoming entrance hallway with cloaks area and useful built-in storage cupboard, two large double bedrooms, with the main bedroom benefiting from a en-suite shower room and bedroom two boasting fitted sliding mirror fronted wardrobes. In addition there is a refitted modern Shaker style kitchen, good-size bathroom with three piece suite, and a useful utility room with space for a washing machine and housing the wall mounted gas boiler. The living room has a stunning feature fireplace, space for a dining table and chair set and pleasant views. Externally, the property enjoys private resident parking.



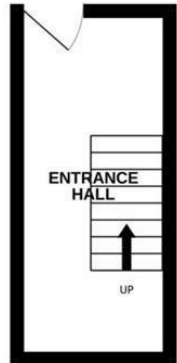
- Period Conversion
- Top floor Apartment
- Period Features
- Residents Parking
- Two double bedrooms
- Ensuite
- GCH
- Wilmslow Town Centre



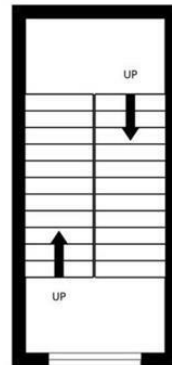
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



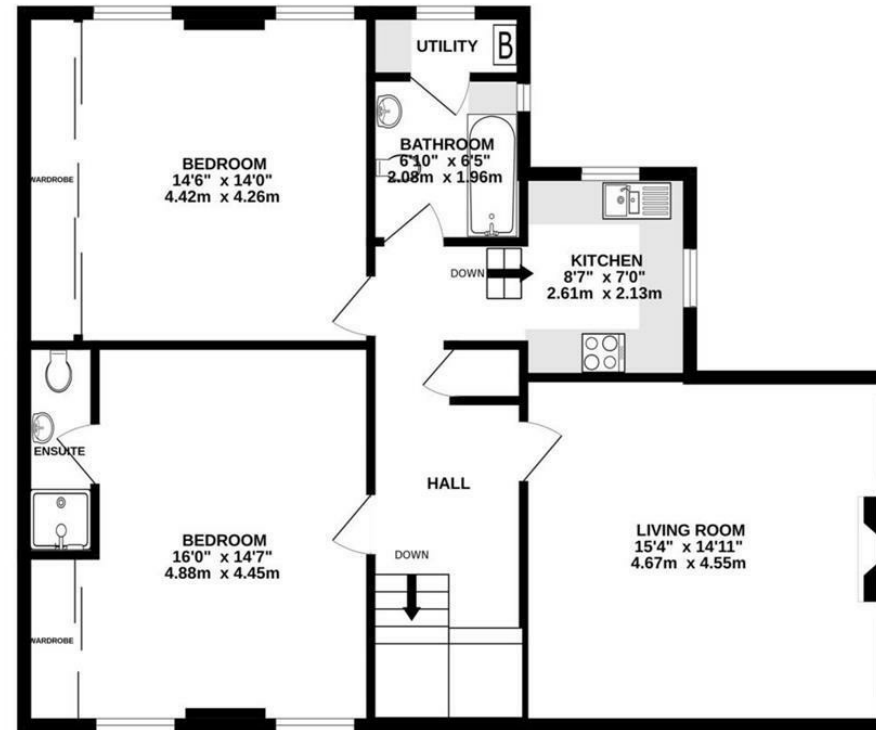
GROUND FLOOR
94 sq.ft. (8.7 sq.m.) approx.



1ST FLOOR
94 sq.ft. (8.7 sq.m.) approx.



2ND FLOOR
907 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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