



# Heatherfield Court Wilmslow

Guide Price £99,950



This delightful first floor studio apartment is located in an extremely popular location close to the A34, ideal for an INVESTMENT LANDLORD. Local amenities are a short walk away from the studio apartment and it is also close to the A34 for access to local motorways and Manchester Airport. The apartment comprises briefly: Communal entrance hallway, private entrance hallway, living-bedroom/dining area, kitchen which includes a washer/dryer, washing machine and a fridge freezer. Finally, a shower room with white suite. The development is surrounded by well maintained communal gardens and also offers off road parking. Viewings highly recommended.



## Directions

From our Wilmslow office proceed in a northerly direction to the first set of traffic lights. Keep to the right of Barclays Bank and at the next traffic lights continue northbound along Manchester Road to the Bollin Valley roundabout. Turn right along the A538 through the viaduct to the A34 bypass. Proceed northbound taking the Dean Row exit. At the mini roundabout bear right onto Dean Row Road and right again at the Summerfields traffic lights into Pinewood Road. Turn second left into Fieldhead Road, second right into Heatherfield Court.

## Communal hall

### Private Entrance Hall

Laminate wood floor.

### Living/Dining Area

14'4 x 7'4

Laminate wood floor, Double glazed uPVC window. Electric wall mounted radiator.

### Bedroom Area

8'9 x 7'6

Double bedroom with built in wardrobe space, laminate wood floor. UPVC double glazed window to side aspect.

### Shower Room

Fitted with a three piece suite comprising walk in shower cubicle with glass shower screen and thermostatic shower head. Push button low level W.C. Pedestal wash hand basin and thermostatic towel radiator.

### Communal Grounds

Lawned communal gardens.

### Communal Parking

Communal parking.



- STUDIO APARTMENT
- FIRST FLOOR
- CLOSE TO LOCAL AMENITIES
- COMMUNAL PARKING
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Measurements are approximate. Not to scale. Illustrative purposes only  
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