

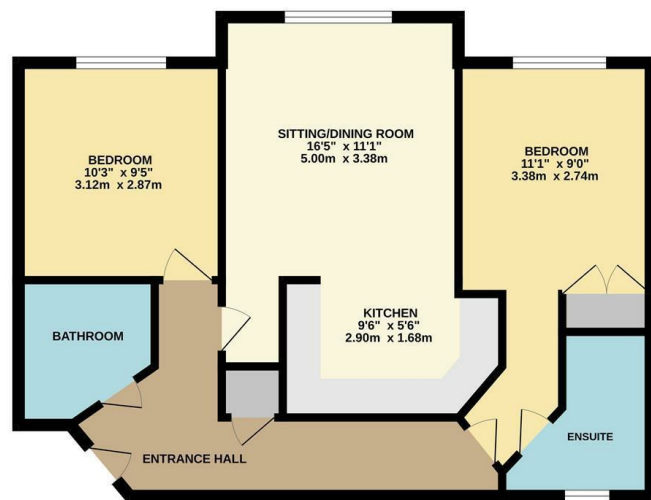


## 4 WILMSLOW COURT SAGARS ROAD HANDFORTH SK9 3TW

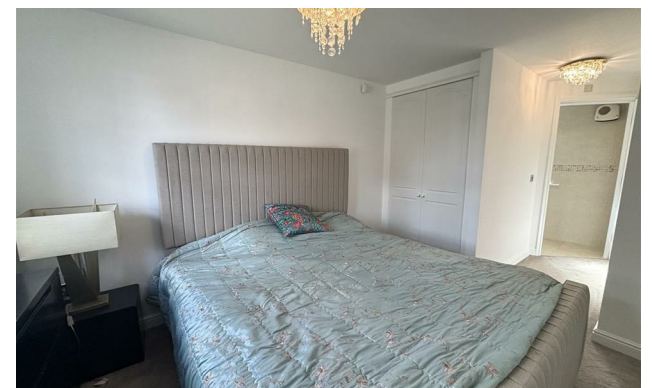
NO CHAIN - Jordan Fishwick are pleased to present this fabulous sized two bedroom, two bathroom, ground floor apartment located in a central Handforth location. Handforth Village offers a wide range of amenities such as local shopping facilities, bars and restaurants. Wilmslow Court is also in a great position for many transport links with Manchester Airport being less than a 20 minute drive away and Wilmslow train station offering direct train lines to Manchester Piccadilly and London Euston. In brief the property comprises a communal entrance hallway, leading into a spacious private hallway, two double bedrooms one of which benefits from a three piece en-suite and a family bathroom with feature freestanding bath. A large open plan kitchen/living area creates a sociable atmosphere, with the kitchen offering a handful of integrated appliances. This property is ideal for first time buyers or buy to let investors.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropac 12024



- Ground Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Living Area
- Handforth Village Location
- Great Transport Links
- Residents Parking

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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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	79	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	60