

**jordan fishwick**

4 PEMBROKE HOUSE HAWTHORN STREET WILMSLOW SK9  
**Guide Price £314,000**

## 4 PEMBROKE HOUSE HAWTHORN STREET WILMSLOW SK9 5EH

Pembroke House is a skilfully converted period building of just eight stylish apartments set within securely gated grounds. This fabulous ground floor apartment will appeal to a variety of buyers and investors looking for an elegantly presented apartment within a short stroll of Wilmslow town centre and train station. This particular apartment also benefits from outside space. The delightful decked patio area can be accessed via two sets of French doors off the apartment. Pembroke House is set back off Hawthorn Street and comprises in brief: Remote fob operated gates leading to the car park and apartments. Communal entrance hall, private entrance hall with video entry system, open plan living/kitchen/diner with many integrated appliances in the kitchen area. The breakfast bar separates the kitchen area to the living area with high ceilings and windows allowing ample natural light to flood in. The main bedroom offers ample space for a king size bed along with a sliding door leading to the stylish en-suite with French doors opening to the delightful decked patio area. There is a further bedroom ideal for a study or home office and a good sized family bathroom. **VIEWINGS ESSENTIAL TO FULLY APPRECIATE.**

### Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road (A34) and turn first left into Water Lane. After the pedestrian crossing turn left into Hawthorn Street and the access to Pembroke House is clearly signposted on the left hand side.

### Communal Entrance Hall

#### Entrance Hall

Tiled floor, radiator, intercom video and useful storage cupboard.

#### Living/Kitchen/Diner

29'1 x 13'3

Fitted with a range of base and wall units with work surfaces which incorporate a stainless steel sink unit and breakfast bar area with space for bar stools, four ring gas hob with extractor over, cupboard housing the boiler, three double glazed windows to two elevations allowing ample natural light to flood in, high ceilings, wooden flooring, ample space for dining table and chairs, French doors leading to private courtyard area, mounted wall lights, two radiators.

#### Bedroom One

11'1 x 10'2

Spacious double bedroom with open wardrobe area,

French doors leading to the private courtyard, sliding door leading to en-suite, recess ceiling spotlights, ladder radiator.

#### En-suite

Stylish en-suite with large shower cubicle, pedestal wash hand basin, low level wc, recess ceiling spot lights, chrome heated towel rail, tiled flooring.

#### Bedroom Two

10'0 x 6'6

Good second bedroom ideal for a study or home office with double glazed window to rear, recessed ceiling spotlights, radiator.

#### Bathroom

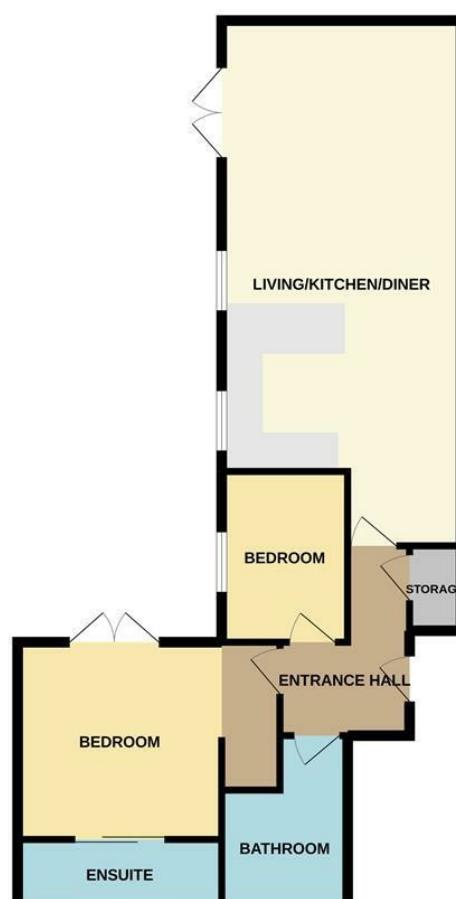
Good sized bathroom with tiled flooring, panelled bath with overhead shower attachment, pedestal wash hand basin, low level wc, recess ceiling spotlights.

#### Outside

Private decked area, With allocated private parking and visitor space.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		

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