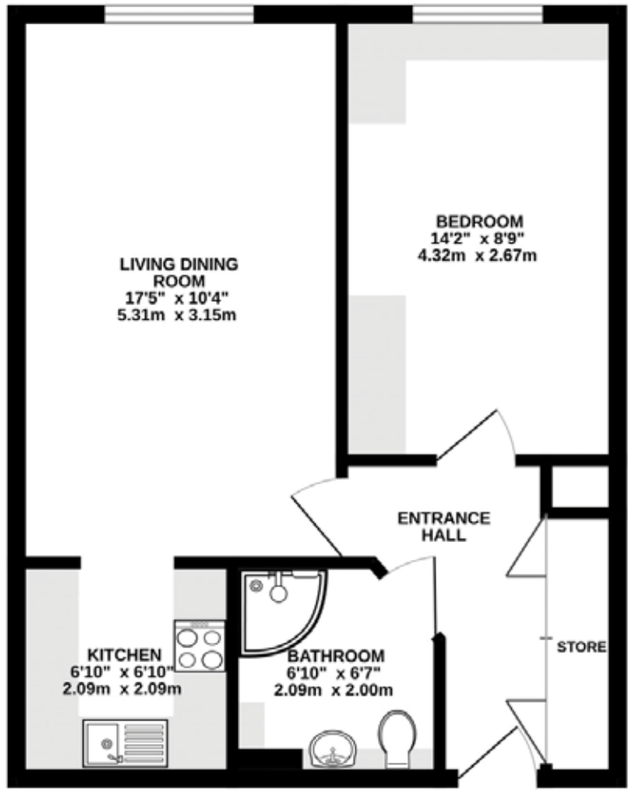
FIRST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 462 sq.ft. (42.9 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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THE AREAS LEADING ESTATE AGENCY

Wilmslow
40, Alderley Road, WILMSLOW SK9 1NY
01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk

17 LYNWOOD
Victoria Road, Wilmslow
£120,000



A beautifully presented first floor retirement apartment, for those aged 60 and over, with a light & bright living dining room with views over the communal garden. A spacious bedroom with ample built in storage. Within the popular Lynwood development situated in the centre of Wilmslow.

The Property Ombudsman

GASCOIGNE HALMAN

- Beautifully Presented Retirement Apartment
- First Floor Position With Garden Views
- Light & Bright Living Dining Room
- Modern kitchen units
- Contemporary walk-in shower
- Ample Amount of Built-In Storage

£120,000

17 LYNWOOD

Victoria Road, Wilmslow










This delightful one-bedroom retirement property offers a thoughtfully designed layout that combines comfort and practicality. The spacious reception room is a standout feature, boasting a cosy fireplace and abundant natural light, creating a warm and welcoming atmosphere ideal for relaxing or entertaining guests. The large window with elegant drapery, provides a charming space for meals while enjoying views out to the garden. The modern kitchen is fitted with integrated appliances, a stainless steel oven, and ample countertop space, ensuring both style and functionality for every-day living. The bedroom is generously proportioned, featuring built-in wardrobes and overhead cabinets, with soft carpet flooring for maximum comfort. The bathroom showcases contemporary fixtures, including a walk-in shower with a built-in seat, integrated storage, and a large mirror that enhances the sense of space. Additional features further enhance the appeal of this retirement property. Both the hallway and bedroom benefit from extensive built-in storage solutions, maximising organisation and making the most of the available space. Large windows throughout the property flood each room with natural light, contributing to a bright and uplifting ambience. The bathroom's modern design, with neutral tones and stylish tiling, offers a functional yet elegant environment, while the built-in seat in the shower adds an extra layer of comfort and accessibility. The kitchen's integrated appliances and well-lit workspace make meal preparation both efficient and enjoyable. Elegant finishes such as the drapery in the dining area and the large wall-mounted mirror in the bedroom add touches of sophistication. Overall, this property provides a secure, comfortable, and stylish environment designed for ease of living, making it an excellent choice for those seeking a relaxed and well-appointed retirement lifestyle.

The current service charge is £4,412 pa and the ground rent is £75 pa. Parking, if available, costs £315 pa (subject to verification by solicitors).

Please Note: There is a charge made upon selling a retirement apartment, payable to the management company. Please contact the office for further details.

LOCATION

Conveniently situated within Wilmslow town centre with its excellent range of shops and general services, restaurants, cafes and amenities. Sainsburys, a doctors surgery and dentist are all within a short walk. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the stores at Handforth Dean and Cheadle. Wilmslow has a library and leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 5HN

TENURE

Leasehold - 83 years remaining to 06/05/2109. (Subject to verification by solicitors).

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East

VIEWING

Viewing strictly by appointment through the Agents.