

jordan fishwick

FLAT 5 REGENT PARK COURT GRAVEL LANE WILMSLOW SK9

£315,000

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An immaculately presented, ground floor, two double bedroom apartment set within a popular South Wilmslow location offering convenient access to into the village centre. The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area. This ground floor Apartment briefly comprises: private entrance hallway, well proportioned living room/dining room with French doors leading the rear garden area and modern fitted breakfast kitchen. There is a generously sized main bedroom with en-suite bathroom and fitted wardrobes, second bedroom also with fitted wardrobes, and an attractive shower room. The property also benefits from great views over the recreation ground and an allocated parking space. The development is also set within beautifully tended communal gardens. Internal viewing is a must in order to fully appreciate.

More details to Follow

DIRECTIONS

From our Wilmslow office proceed in a southerly direction along Alderley Road to the Kings Arms roundabout. Take the second exit onto Knutsford Road and turn first right into Gravel Lane. Continue along Gravel Lane, and just past the playing fields on the right hand side will be found Regents Park Court.

Entrance Hallway

Storage cupboard with space for washing machine and tumble dryer, attractive wood effect flooring. Radiator

Lounge Diner

27'1 x 11'2

Beautifully presented room which is of ample proportions with built in display shelf unit, attractive fireplace with marble hearth, radiator, uPVC double glazed French doors.

Kitchen diner

10'7 x 11'11

Attractive and modern fitted kitchen with a range of base and wall units with modern fitted oven with four ring gas hob and fitted extractor hood over, uPVC double glazed windows to the front aspect, space for fridge freezer, radiator, sink unit with mixer tap and drainer, space for ding table and chair set.

Bedroom One

11'3 x 19'4 narrowing to 12'

UPVC double glazed window, radiator, fitted wardrobes. Door providing access to ensuite bathroom

Ensuite Bathroom

8' x 7'

Fitted with a contemporary suite comprising bath with shower over, vanity style wash hand basin, low level wc with concealed cistern, attractive tiled splashbacks, heated towel rail.

Bedroom Two

11' x 11'7

A well presented and well proportioned bedroom with radiator, fitted wardrobes and drawer units.

Shower Room

8' x 4'6

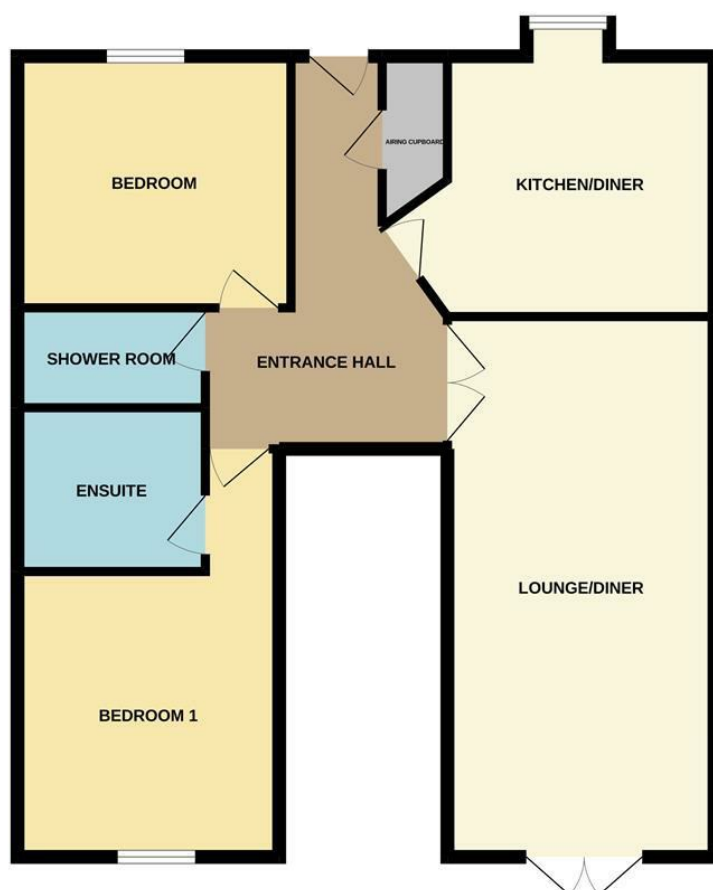
Contemporary white suite comprising fitted shower cubicle and attractive tiled splashbacks, low level wc, wash hand basin, extractor fan.

Outside

The development enjoys manicured gardens which are clearly well tended and there is allocated and visitor parking provided.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropia ©2022

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 76 | 77 |
| (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 | |