



*jordan fishwick*

8 Lacey Court, SK9 4BH  
Guide Price £159,950

# Lacey Court Wilmslow SK9 4BH

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This well presented one double bedroom top floor apartment is situated in a popular residential area, close to open countryside, A34 bypass and Wilmslow town centre and train station and benefits from a single garage. The accommodation comprises in brief: Communal Entrance with security intercom point, private entrance hallway, attractive living room with large window providing plenty of natural light, fitted breakfast kitchen, double bedroom with fitted mirrored wardrobes and a four piece refitted white bathroom suite. The development is situated within attractive and well tended communal grounds.



## Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road through the first set of traffic lights, and turn first left down Green Lane. Proceed across Bank Square down Church Street, past Waitrose and up to the crossroads at Lacey Green Road and Lacey Court is approximately quarter of a mile down on the left hand side.

## Communal Entrance

Secure storage cupboard - large enough for storage of bikes, prams etc.

## Private Entrance Hallway

Attractive wood effect flooring, door to utility cupboard which houses plumbing for washing machine.

## Living Room

13'8" x 10'7"

Well proportioned reception room with large uPVC double glazed window to front, wood effect flooring, radiator, entrance telecom, phone connection and television aerial point,

## Breakfast Kitchen

10'7" x 7'6"

Fitted kitchen with a range of base and wall units with roll top work surfaces, one and a half bowl sink unit and fitted appliances comprising: four ring gas hob, oven and contemporary extractor hood, uPVC double glazed window to side, wood effect flooring, space for fridge freezer, tiled splashbacks, radiator.

## Bedroom

13'8" to '0"robe fronts x 9'1"

UPVC double glazed window to side, radiator, fitted mirrored wardrobes which also houses combi gas central heating boiler

## Bathroom

A modern tiled bathroom with contemporary four piece suite comprising corner shower, panelled bath, pedestal wash hand basin, low level wc, radiator, frosted uPVC double glazed window to rear, electric shaver point.

## Outside

### Garage

Located in a separate block with up and over door. As you drive into Lacey Court bear left and its the last one on the end Marked with a C, closest to the building.


### Communal Gardens

Well tended communal gardens.



- Top Floor Apartment
- Well presented
- Double Bedroom
- Breakfast Kitchen
- Garage
- Communal Gardens
- Close to open countryside
- Easy access to Wilmslow centre



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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