

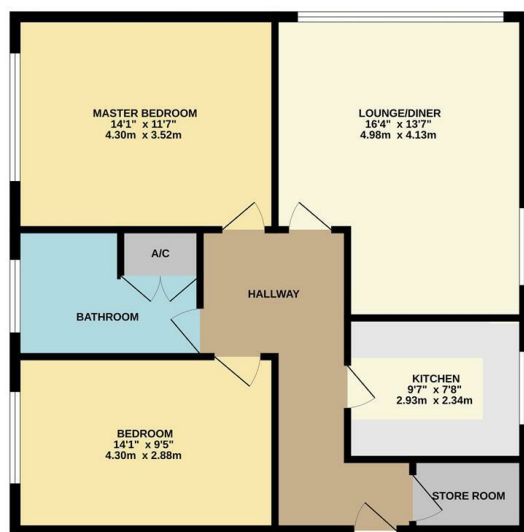


## 9 LACEY COURT WILMSLOW SK9 4BH

A stunning two double bedroom second floor (top floor) apartment located within walking distance of Wilmslow town centre and the train station. Located on Lacey Green within the ever popular Lacey Court development this apartment also benefits from having a garage which provides additional storage. In brief this spacious apartment comprises of a large and welcoming entrance hallway with contemporary oak internal doors to all rooms. There is a large L shaped lounge diner with windows to two sides providing a large source of natural light. The kitchen is fitted with a stylish and matching range of wall and base units with white work surfaces. Additionally there are a number of integrated appliances within the kitchen which include a fridge, freezer, dishwasher, washing machine, oven and an induction hob. The two double bedrooms have been tastefully decorated throughout and are spacious. There is a modern and stylish refitted bathroom suite with large airing cupboard which houses the gas combination boiler. Externally the property benefits from having a garage (number six) and there are well tended and maintained communal gardens and a residents car park.



SECOND FLOOR APARTMENT  
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 sq.m.) approx.  
Measurements are approximate. Not to scale. For information purposes only.  
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- Top floor Apartment
- Two Double Bedrooms
- Stunning Kitchen
- Stylish Bathroom
- Integrated Kitchen Appliances
- Residents car park
- Attractive communal areas
- Garage
- Gas central heated
- Double Glazed

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (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>                            | 46                      | (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 | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |