



## 11 CARRS COURT CHURCH STREET WILMSLOW SK9 1AW

**NO CHAIN.** This two double bedroom retirement apartment in Wilmslow's Carrs Court development boasts a prime central location and numerous on-site amenities, such as a restaurant, house manager, a range of organised activities and residents living room. Positioned at ground floor street level directly opposite Waitrose, being in close proximity to the side gate and the external communal exit to the main high street. The apartment is situated within a securely gated complex, with a wheelchair accessible design and ample storage space. Having been freshly redecorated and new carpets installed this superb and spacious apartment consists of a large welcoming hallway, walk-in storage cupboard, useful w.c with wash basin and two double bedrooms. Both bedrooms are generously proportioned with one boasting a mirror fronted sliding wardrobe. There is an airing cupboard with mini heater offering extra storage. There is also a well-proportioned living/dining room with windows to two aspects and a feature fire surround. An internal glazed door leads to a separate kitchen with space for appliances within a fitted kitchen. There is also a bathroom with three piece coloured suite. There is a lift to all floors, offering convenience and comfort for residents. The apartment is close to nearby shops and Wilmslow station, with direct lines to Manchester Piccadilly and London Euston. Each apartment benefits from on-site services such as laundry, waste collection and handyman support. The apartment includes private off street parking for residents and visitors in a secure, enclosed courtyard.



GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.0 sq.m.) approx.  
Measurements are approximate. See to scale. Measurements for information only.  
Made with MetShape 12/24



- Retirement Living
- Ground floor Apartment
- Lift Access
- Two double bedrooms
- Residents Parking
- 24 Hour on site staff
- Active Social Community
- Owners Lounge, dining area and Guest Suite
- Newly redecorated and carpeted
- On Site Handyman + 1.5hrs of cleaning per week

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	