



# High specification 2 bedroom garden apartment

4 Garth Heights, Wilmslow Park North, Wilmslow, Cheshire, SK9 2BA

Leasehold





Self contained apartment • No chain • Two bedrooms • Two bathrooms • Spacious 22'8 living room • Patio area • Double garage with electrically operated door

#### Local information

This luxurious apartment is situated within the leafy Wilmslow Park area which straddles the Bollin Valley and is renowned for its majestic mature trees which reflect its parkland origins adding to the grandeur of the landscape. Whilst enjoying a quiet, secluded and established setting, the property is within a 10/15 minute walk of Wilmslow Train Station, Wilmslow Leisure Centre, Wilmslow High School and the thriving town centre itself.

Manchester Airport lies 6 miles away. Wilmslow train station offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

#### About this property

This superbly appointed two double bedroom self-contained apartment enjoys prime positioning within this highly sought after development. The property has been the subject of an extensive programme of refurbishment in recent years and has been finished to a high specification throughout. Situated on the ground floor and benefitting from its own private entrance, this versatile home is very much a hybrid between an apartment and a bungalow.

Worthy of particular note are the twin French doors from the living room on to a south westerly facing patio area which are replicated in the principle bedroom, opening on to easterly facing gardens.

The property also benefits from a double garage with electrically

operated door making this apartment a particularly rare find in Wilmslow.

Accessed through its own private front door from outside, the generous entrance hall with oak flooring makes a welcoming first impression and benefits from a useful storage cupboard to the far end. The oak flooring flows through double doors into the spacious 22'8 living room with electric flame effect fire and doors opening on to a patio area. Accessed off the living room is the open plan dining kitchen which is fitted with high quality 'in frame' units, granite work surfaces and oak flooring. There is a comprehensive range of integrated Neff appliances including electric double oven, microwave, fridge/freezer, dishwasher, washer/dryer and an induction hob with extractor over. An inner hall leads to a beautifully appointed bathroom with Travertine tiling and shower over bath in addition to two well-proportioned double bedrooms, both of which features fitted wardrobes. The principle bedroom benefits from a contemporary en suite shower room which is also finished with Travertine tiling.

Garth Heights is situated within extensive communal grounds which are mainly laid to lawn with mature trees and shrubs providing an attractive backdrop.

For those seeking a high specification spacious apartment with two double bedrooms, outside space, a double garage and an idyllic location, this property should be top of your list.







**4 Garth Heights, Wilmslow Park North, Wilmslow, Cheshire, SK9 2BA**

**Gross internal area (approx)** 114.5 sq m / 1232 sq ft

**Outbuildings** 25 sq m / 271 sq ft

**Total** 139.5 sq m / 1503 sq ft



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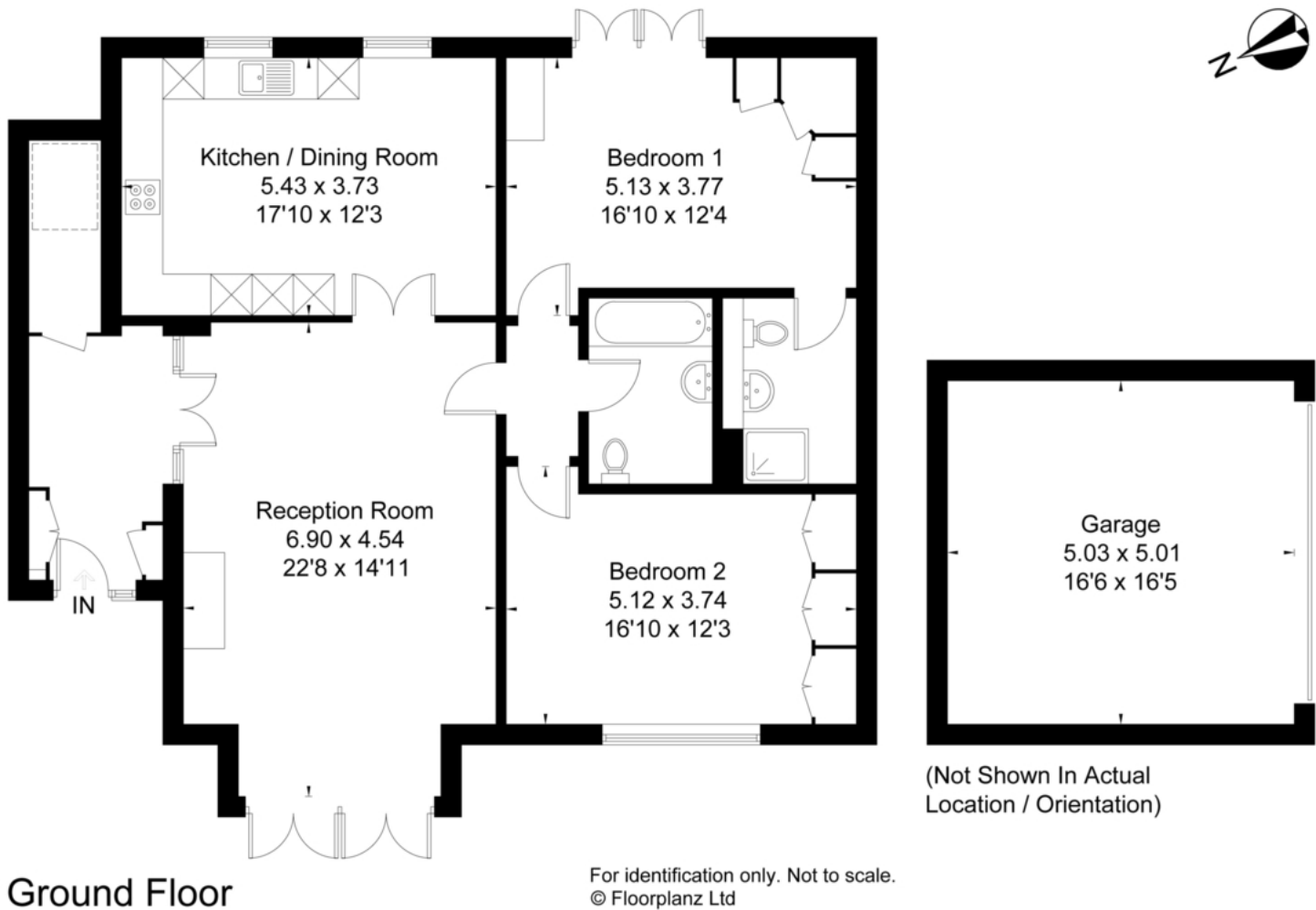
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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