



EXCEPTIONAL 2 BEDROOM GARDEN APARTMENT WITHIN A LANDMARK CONVERSION

APARTMENT 6, OAK LAWN,
1 DAVEYLANDS, WILMSLOW, CHESHIRE SK9 2AS

Leasehold

savills

OFFERING LIGHT, SPACIOUS AND
BEAUTIFULLY PRESENTED
ACCOMMODATION FINISHED TO A HIGH
SPECIFICATION EXTENDING TO 1,299 SQ FT

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2 double bedrooms ♦ 2 Porcelanosa bathrooms ♦ dressing room ♦ reception hall ♦ dual-aspect living room ♦ open plan living/breakfast kitchen ♦ private landscaped gardens ♦ private entrance ♦ secure parking for 2 cars ♦ EPC rating = C

Situation

Wilmslow town centre: 1 mile, Wilmslow train station: 0.4 miles; Alderley Edge: 2.5 miles, Handforth Dean: 3 miles, Manchester airport: 4.5 miles, Manchester city centre: 14.2 miles.

Set back from the road along a sweeping driveway, Oak Lawn is conveniently situated 10 minutes' walk from the thriving town centre and its fantastic range of amenities. Larger shopping and recreational facilities such as Marks & Spencer, John Lewis, golf clubs and fitness centres are within a 10-minute drive.

The property is well placed for easy access to the M56 and A34 for commuters to Manchester and the north west commercial centres. Manchester Airport lies less than five miles away. Wilmslow train station offers a 1 hour 51-minute service to London Euston and a 19-minute service to Manchester Piccadilly.

Description

Oak Lawn is an exclusive gated development of just eight well-presented apartments developed by highly regarded builders Aus-Bore Homes in 2011. Enjoying prime positioning within this Victorian conversion, No. 6 is self-contained, benefitting from its own private landscaped gardens and entrance. Finished to a high specification throughout, with beautifully appointed interiors and particularly spacious rooms, this exceptional apartment extends to around 1,299 sq ft.

The accommodation is arranged over two floors and is entered through a period style front door into a generously proportioned bay fronted reception hall which is currently set up as a formal dining room. To the right of the reception hall is the dual-aspect living room with French doors onto the private block-paved terrace and lawned gardens beyond. To the left of the hall is the spacious open plan living/breakfast kitchen which is fitted with a contemporary range of high gloss units, granite work surfaces and a comprehensive range of Bosch integrated appliances. A cloakroom with WC and a store cupboard completes the ground floor accommodation.

To the first floor the galleried landing leads to two generously proportioned double bedrooms suites.



The indulgent master bedroom suite benefits from a Juliet balcony, a bespoke fitted dressing room and a contemporary Porcelanosa bathroom with underfloor heating, separate bath and shower. The second bedroom features fitted wardrobes and an en suite shower room, again with underfloor heating, Porcelanosa suite and tiling.

Approached through electrically operated wrought iron gates, Oak Lawn stands in an elevated position behind beautifully landscaped communal gardens. This apartment has secure allocated parking for two vehicles by the front door.

Viewing is essential to truly appreciate all this exceptional self-contained garden apartment has to offer.

Tenure:

250 years from 1 January 2010

Viewing:

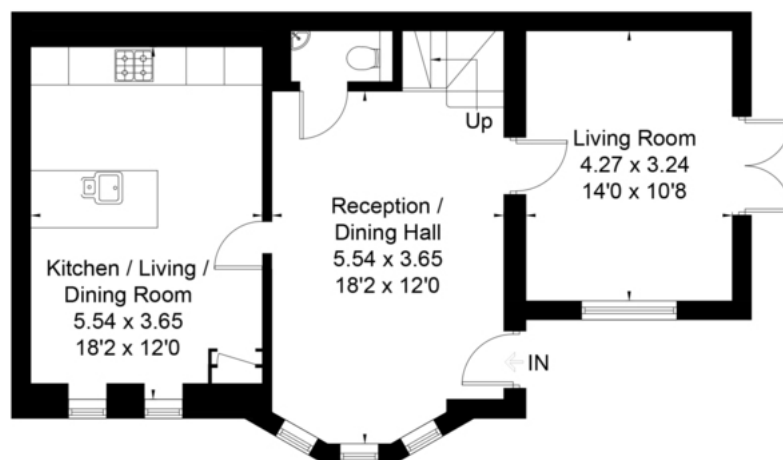
Strictly by appointment with Savills



Approximate Area = 120.7 sq m / 1299 sq ft
Including Limited Use Area (1.2 sq m / 12 sq ft)
For identification only. Not to scale.
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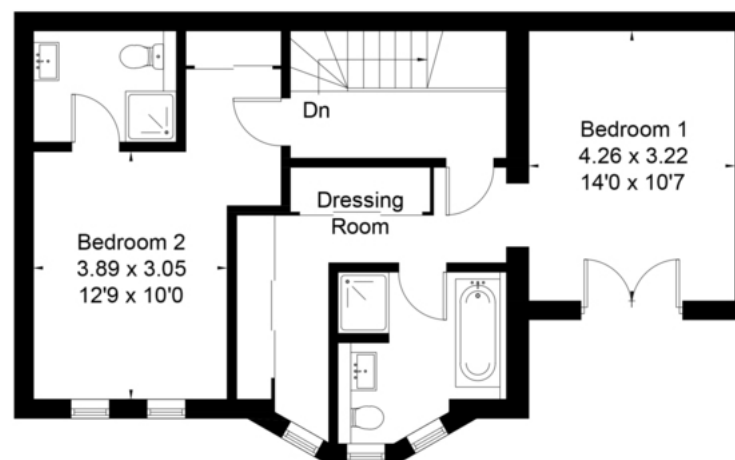


[] = Reduced head height below 1.5m



Ground Floor

Area = 59.9 sq m / 645 sq ft
(Limited Use Area = 0.6 sq m / 6 sq ft)



First Floor

Area = 60.8 sq m / 654 sq ft (Excluding Void)
(Limited Use Area = 0.6 sq m / 6 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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