



Exceptional two bedroom penthouse apartment

Apartment 13 Hawthorn Green, Kennerleys Lane, Wilmslow, Cheshire, SK9 5EQ

Leasehold



Two bedrooms • Two shower rooms • Cloakroom with WC • Living room • Open plan dining kitchen • Gated allocated parking • Visitor parking • Communal gardens

Local information

Hawthorn Green is situated in the heart of Wilmslow on the fringe of the conservation area, only moments from the town centre amenities including mainline train station and The Carrs Park. Larger shopping and recreational facilities such as Marks & Spencer, John Lewis, golf clubs and fitness centres are within a 10-minute drive.

The area offers excellent schooling with highly regarded local state schools and a wide choice of private schools within easy striking distance. 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 5 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 truly exceptional penthouse apartment offers generously proportioned and luxuriously appointed living accommodation over two floors. Extending to around 1,455 Sq ft, the property represents excellent value and a rare opportunity to acquire such a high specification centrally positioned penthouse apartment. The development offers secure gated residents parking, ample visitors parking and lift access.

This particular apartment enjoys favoured positioning within the development, situated on the third and fourth floors allowing for elevated tree and

roof top views over Wilmslow.

The current owners have recently commissioned a full refurbishment of this apartment which has been completed to an uncompromising specification throughout with fastidious attention to detail.

The upper floor open plan living room is incredibly impressive with a high vaulted ceiling, gable and skylight windows. The upper floor accommodation is completed by a cloakroom with WC, useful eaves storage and an open plan reading/study area with bespoke oak storage.

To the lower ground floor is a stunning open plan dining kitchen, two beautifully appointed shower rooms and two bedrooms, both with fitted wardrobes. The contemporary German kitchen by Pronorm is appointed with Corian work surfaces and a comprehensive range of appliances including a Zip hot water tap, fridge/freezer, wine cooler, Neff 'Slide&Hide' oven, combination microwave oven, warming drawer, induction hob with extractor, Miele washing machine and Miele condensing dryer. Both bathrooms are superbly appointed with dual-fuel radiators and Duravit sanitary ware and Grohe accessories.

Tenure

Leasehold

EPC rating = C

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 135.2 sq m / 1455 sq ft (excluding void)

Total 154.1 sq m / 1658 sq ft (including limited use area 18.9 sq m / 203 sq ft)



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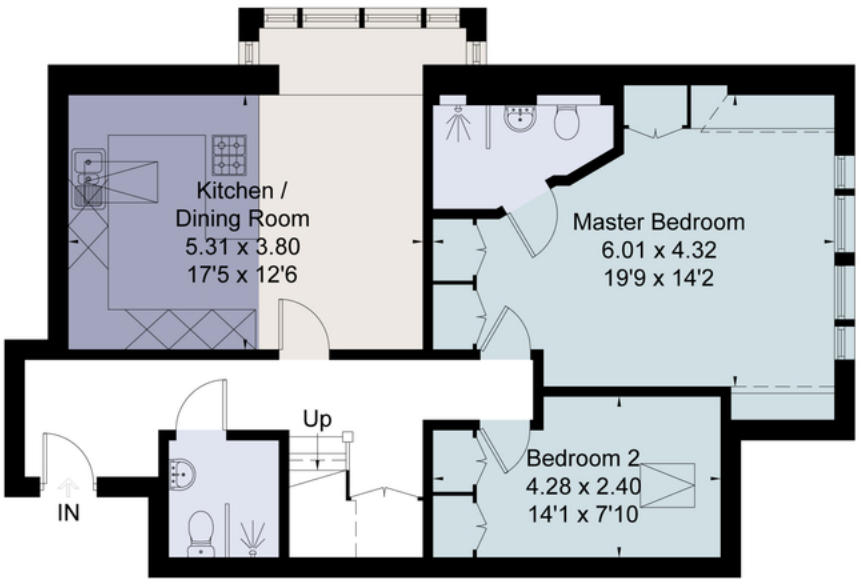
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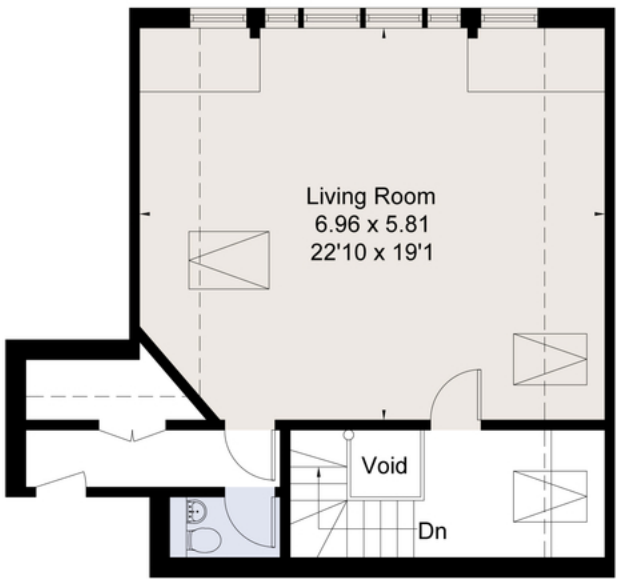
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[] = Reduced head height below 1.5m

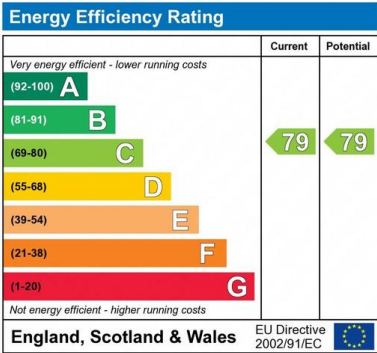


Third Floor



Fourth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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