



3 bedroom penthouse apartment with roof garden

Apartment 11, Oak Lawn, 1 Daveylands, Wilmslow, Cheshire, SK9 2AS

Leasehold



Three bedrooms • Three bathrooms • Open plan dining kitchen • Living Room with Juliet balcony • Roof garden • Two parking spaces & visitor parking • EPC Rating : C

Local information

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.

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 4.5 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

Oak Lawn is an exclusive gated development of just twelve well-presented apartments developed by highly regarded builders Aus-Bore Homes in 2011. Enjoying favoured positioning within this Victorian conversion, No. 11 is a truly exceptional penthouse apartment. Finished to a high specification throughout, with beautifully appointed interiors and particularly spacious rooms, this penthouse extends to around 1,475 sq ft. The property benefits from its own private roof garden of around 277 sq ft providing a true extension of the living space which enjoys sun throughout the day and allows for elevated tree top views over Wilmslow and beyond.

The property is accessed via coded lift entry into a spacious 'L' shaped hallway with fitted storage cupboards and glass balustrade staircase leading to the roof garden. To the right of the hall is the spacious open plan dining kitchen which is fitted with

a contemporary range of high gloss units, granite work surfaces and a comprehensive range of Bosch integrated appliances including electric double oven, combination microwave oven/grill, induction hob, extractor, integrated dishwasher and an American style fridge/freezer. Double doors from the dining kitchen open into the impressive light filled living room with vaulted ceiling and floor to ceiling windows which open onto a Juliet balcony.

There are three generously proportioned double bedrooms suites, all of which benefit from fitted wardrobes and beautifully appointed contemporary bathrooms with Porcelanosa suites and tiling. Worthy of note is the particularly indulgent master bedroom suite which benefits from a private balcony, a vaulted ceiling, extended fitted wardrobes and a separate bath and shower to the en suite.

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 plus visitor parking.

Tenure

Leasehold

EPC rating = C

Viewing

Strictly by appointment with Savills





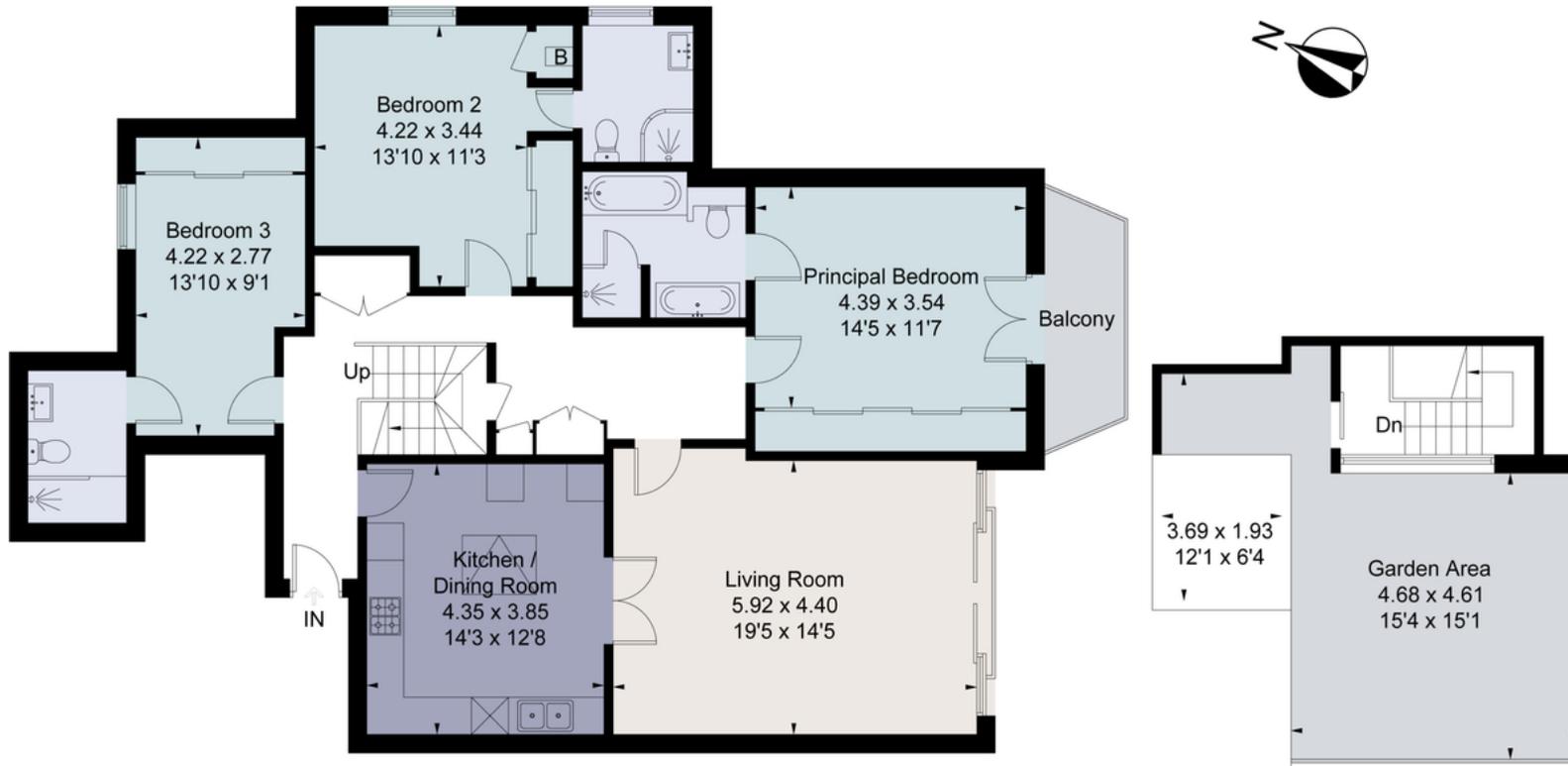
Apartment 11, Oak Lawn, 1 Daveylands, Wilmslow, Cheshire, SK9 2A Total 137.1 sq m / 1475 sq ft (excluding garden area 25.7 sq m / 277 sq ft) including limited use area 0.4 sq m / 4 sq ft

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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		78	79
(55-68) D			
(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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