



Central 3 bedroom, 3 bathroom apartment with parking

Apartment 8, Oak Lawn, 1 Daveylands, Wilmslow, Cheshire, SK9 2AS

Leasehold

savills

Three en suite bedrooms • Spacious dining kitchen • Bosch integrated appliances • South facing balcony • Two allocated parking spaces • Visitors parking • Communal gardens

Local information

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 and about a 10 minute 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 about 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.

About this property

Oak Lawn is an exclusive gated development of just 12 apartments converted by the highly regarded builders Aus-Bore Homes in 2011.

Finished to a high specification throughout, this beautifully presented and particularly spacious apartment extends to around 1,401 sq ft and benefits from its own private south facing balcony.

Enjoying a prime position within this Victorian conversion, the first floor apartment is accessed via an oversized door into a wide entrance hall with

storage cupboards. To the left of the hall is the spacious dining kitchen which is fitted with a contemporary range of high gloss units, black granite work surfaces and a comprehensive range of Bosch integrated appliances including electric double oven, induction hob, integrated dishwasher and fridge/freezer. Double doors from the dining kitchen open into the impressive light filled living with floor to ceiling windows which open onto a balcony with views overlooking the communal gardens.

There are three generously proportioned double bedrooms suites, all of which benefit from beautifully appointed Porcelanosa en suite bathrooms. Worthy of particular note is the principal bedroom suite featuring a bay window, 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.

Viewing is essential to truly appreciate all this exceptional apartment has to offer.

Tenure

Leasehold

EPC rating = B

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1,401 sq ft / 130 sq m

Outbuildings Balcony 45 sq ft / 4 sq m

Total 1,446 sq ft / 134 sq m



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The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	86
(69-80) C		
(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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