



## 2 bed flat to buy in SK9

Spath Lane, Wilmslow, SK9 3NS

**£99,950** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Vacant Possession
- ✓ Over 55s Second Floor Apartment
- ✓ Lift Access in the Development
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are delighted to introduce to the open market this Fabulous TWO BEDROOMED Second Floor Over 55s Apartment, in the Extremely Sought After development of Oakmere, Handforth. The complex provides an Array of Amenities within it's walls, including a Gymnasium, Craft Room, Occupant Lounges and Beautifully Tended Communal Gardens. There is a real sense of community here, and with tailored care and support packages available for those who need them, this property offers Ideal Living Space for a Retired Couple or Person. Pets allowed.

The property is positioned directly opposite the wheelchair accessible lift, with the Entrance via Automatic Front Door into a Light and Spacious Entrance Hallway with Two Storage Cupboards. There is a Generous Reception Room with lovely views over Handforth and the Flight Path for Manchester Airport, with a Fitted Kitchen beyond. The Principle Bedroom is a Spacious Double Bedroom with Fitted Wardrobes, whilst the Second Bedroom can double up as a Dining Room if required. There is a Modern Wet Room, with access from the Hallway and Principle Bedroom Suite.

Externally, there are Beautifully Tended Communal Gardens with a Greenhouse to the rear, and Off-Road Parking via a Secure Car Park for the occupants. The Development is Secured via Automatic Doors and a Phone Entrance System, with an Operational Reception Area during 9am - 5pm during the week.

Restaurant is open 7 days a week, 9:30-2.15pm

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 81

Annual Ground Rent Amount: £50.00

Annual Service Charge Amount: £11,124.00

Price: Starting Bid £99,950

Property Type: Flat

Parking: Allocated

Year built: 2009

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid


Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No



| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92-100) <b>A</b>                                  |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   | 79  | 79        |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC  |           |

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Contact your local branch today for more information on this property:

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