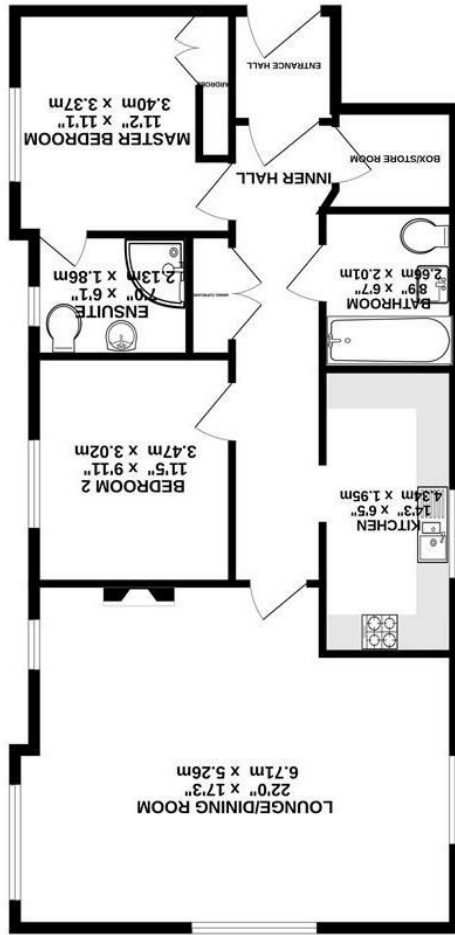


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Which every attempt shall be made to remove the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no responsibility is taken for any errors or omissions. The plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are available and no guarantee is made with respect to the accuracy of the foregoing particulars, measurements, dimensions or statements. This plan is for guidance purposes only and should be read in conjunction with the floor plan and any other documents which are 6.71m x 5.26m



954 sq ft (88.6 sq m) approx.

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£250,000



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2 2 1 D
 COUNCIL TAX BAND: F



A beautifully presented two double bedroom first floor apartment, forming part of a charming rural development between Knutsford & Alderley Edge, occupying a corner position enjoying open aspect over neighbouring fields.

The Development

The Sycamores is a modern block of apartments, forming part of an exclusive development situated within the heart of the Cheshire countryside. The development boasts a newly refurbished members only leisure club, and is only a ten minutes drive away from the café society of Alderley Edge village as well as the larger shopping centres of Knutsford and Wilmslow.

Description

The property, which is located on the first floor, is a spacious two bedroom apartment, enjoying pleasant aspects over open fields and close to the newly refurbished leisure club.

Accommodation is presented in fine order throughout, consisting of a central reception hallway, leading to a large dual purpose, living room, a comprehensively fitted kitchen, two double bedrooms, and two quality bathrooms, including an en-suite.

Hallway

A generous central reception hall, providing access to all of the reception and bedrooms with a large deep recess storage/cloaks cupboard and a separate cupboard with double doors housing the hot water cylinder.

Living room

A large reception room enjoying aspects to three sides, including views over an adjoining Paddock. With generous proportions providing ample space for seating and dining room furniture.

Kitchen

The kitchen is fitted with an attractive range of traditional style cream coloured cabinets with contrasting rolled edge worktops, incorporating a 1 1/2 bowl single drainer sink unit and a four ring electric hob with a matching canopy cooker hood above, and an electric oven below. Integrated slimline dishwasher and washer dryer. Built-in low-level refrigerator and separate freezer.

Bedroom one

Window to the side elevation overlooking an open field and a range of built-in wardrobes to one wall. Door to en-suite.

En-suite, shower room

Beautifully appointed and fitted with a three-piece suite, comprising a fully tiled shower enclosure with a thermostatic mixer shower, a low-level WC and a pedestal wash basin. Chrome ladder towel radiator and opaque window to the side elevation.

Bedroom two

A generous double bedroom with a side facing window.

Bathroom

Fitted with a matching three-piece suite, consisting of a panel bath with mixer tap, glass shower screen and shower over, pedestal wash, basin and low-level WC. Ladder towel radiator and part tiled walls.

Tenure

We believe the property to be leasehold.
Original lease term 999 years
£180 pcm service charge
£250 pa ground rent

Outside

Externally there is an allocated parking space as well as ample unallocated visitor parking. The development sits within several acres of landscaped gardens and grounds. There is an asphalt tennis court on site as well as a members only leisure club and gym.