

**1 Lawson Grange, Wilmslow**  
**Guide Price £385,000**



**Andrew J Nowell**  
**& Company**

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# 1 Lawson Grange, Wilmslow

## HIGH SPECIFICATION ONE BEDROOM APARTMENT IN THE DELIGHTFUL NEW RETIREMENT LIVING DEVELOPMENT OF LAWSON GRANGE

High specification one bed apartment in the recently finished retirement living development of Lawson Grange.

Entrance hallway, open plan kitchen/living/dining with high quality Neff appliances, large double bedroom with walk-in wardrobe, bathroom, ample storage cupboards. Communal lounge and gardens.

Lawson Grange is an exclusive new retirement development in the heart of the highly desirable town of Wilmslow. This beautiful, leafy Cheshire town offers a vast range of boutique shops, cafés, restaurants and stylish pubs. Wilmslow and the surrounding towns and villages are renowned for their stunning walks, areas of natural beauty and popular golf courses. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

The development offers an array of appealing features and services including friendly, helpful house manager services, 24 hour emergency call system, a wonderfully maintained communal garden, a stylish homeowners lounge and a well presented guest suite. This delightful 1 bedroom apartment includes, entrance hallway, open plan kitchen/living/dining with high quality Neff appliances, large double bedroom with walk-in wardrobe, bathroom, ample storage cupboards. The apartment benefits from oak veneered doors, double glazing throughout and a comprehensive underfloor heating system.

### Directions

From our Alderley Edge office proceed out of the village on the main London Road towards Wilmslow. Once reaching the King's Arms roundabout, take the 3rd exit proceeding straight across onto Alderley Road. Holly Road North is the second road on the right hand side, after taking this turning you can find Lawson Grange a short distance on the right.

In further detail the accommodation comprises

### ENTRANCE HALL

Oak veneered door leads into a spacious entrance hall with wood effect flooring. Boiler cupboard with storage off that has space for washer/dryer.

### LARGE STORAGE CUPBOARD 10'4 x 3'7 (3.15m x 1.09m)

Well lit, wood effect flooring

### KITCHEN 8'10 x 10'3 (2.69m x 3.12m)

Contemporary, stylish base and wall units with integrated Neff appliances which include microwave, dishwasher, fridge/freezer, oven and ceramic hob with cooker hood above.

### LIVING/DINING ROOM 18'10 x 10'11 (5.74m x 3.33m)

Open to the kitchen area, wood effect flooring, attractive, remote controlled electric fireplace, doors leading to private patio

**BEDROOM 17'5 x 10'4 (Maximum measurements) (5.31m x 3.15m (Maximum measurements))**

Window overlooking the front of the development, large walk-in wardrobe with fitted units.

**BATHROOM 6'4 x 7'5 (1.93m x 2.26m)**

A fully tiled, modern bathroom with walk in shower, glass screen. High quality Roca fittings including low level wc, pedestal hand wash basin. There is also a motion sensor lit mirror, electric shaver socket, and chrome heated towel rail.

**OUTSIDE**

A beautiful, well-maintained communal garden laid out to lawn with attractive bedding and an array of seating areas. The southerly aspect and privacy makes this a lovely tranquil space to sit out and relax. The apartment includes an allocated parking space and the development enjoys a selection of visitors parking spaces.

All electrical appliances, the heating system and wiring have not been tested and therefore we cannot verify whether they are in working order.

**VACANT POSSESSION UPON COMPLETION**

**Andrew J Nowell  
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