

2 Rotherwood, 8 Knutsford Road, Wilmslow



Andrew J Nowell
& Company

www.andrewjnowell.co.uk

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A SPACIOUS GROUND FLOOR APARTMENT IN THIS EXCLUSIVE DEVELOPMENT OF SEVEN APARTMENTS CONSTRUCTED IN AN ARTS AND CRAFTS DESIGN BY MESSRS LINDEN HOMES.

The development has a charming mature setting and is within a short walk of the town centre. Wilmslow centre offers an excellent range of shopping including Waitrose and Sainsburys supermarkets, stylish boutiques and fine restaurants. The area is renowned for its excellent local and private schooling. There are wonderful local walks including the The Edge a well know beauty spot of historical importance. The motorway network system is within easy reach, as is Manchester International Airport, local and commuter rail link to Manchester and London.

This spacious luxurious apartment is on the ground floor and has the unique feature of a private garden to the side which is accessed from the main reception room by double french doors. The apartment offers well balanced generous accommodation with the highest quality of fittings throughout. Features of particular note including the impressive living/dining room 23' x 19' opening onto the luxurious contemporary style kitchen with deep granite work surfaces and integrated appliances. There are two double bedrooms both with en-suite bathrooms with high quality modern sanitary wear and bespoke tiling. The apartment benefits from a comprehensive gas heating system and an integrated music system

with ceiling speakers throughout.

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. Once reaching the Kings Arms roundabout take the first turning left into Knutsford Road. Rotherwood which is set back from the road will be found after a short distance on the right hand side.

In further detail the accommodation comprises:

COVERED PORCH

Attractive brick arch with natural wood panel door leading to:

COMMUNAL ENTRANCE HALL

With tiled flooring turning flight staircase to the upper floors and lift and rear personal door. Natural wood front door with inlay leading to:

INNER HALL

Two central heating radiators, visual display entry phone system, built in cloak/storage cupboard with shelving, further built in cloak with hanging fittings, ceiling speakers.

LOUNGE/DINING ROOM 23' x 19' (7.01m x 5.79m)

With 2 central heating radiators with cover, large full height double french doors to side private garden, ceiling speakers, open to:

KITCHEN 14'3 x 7'8 (4.34m x 2.34m)

With quality contemporary style base and wall units, deep granite work surfaces, integrated appliances, integrated stainless steel one and half bowl sink with mixer tap, integrated appliances including Siemens brushed steel double oven, full range induction hob with extractor hood above, dishwasher, large American style fridge freezer with ice making machine, ceiling speakers.

BOILER ROOM/UTILITY ROOM 8' x 4'6 (2.44m x 1.37m)

With matching deep granite work surfaces plumbing for washing machine, shelving Worcester wall mounted gas central heating boiler.

MASTER BEDROOM ONE 16'10 x 12' (5.13m x 3.66m)

With central heating radiator, ceiling speakers, good range of bespoke fitted wardrobes.

SHOWER ROOM EN-SUITE

With fully tiled shower cubicle/wet area with glass screen and wall mounted chrome shower head, Duravit fittings with wall mounted hand wash basin with chrome mixer tap, low level wc with integrated system, chrome central heating towel rail, tiled walls, fitted double mirror, chrome shaver socket, low voltage down lighting.

BEDROOM TWO/STUDY 19'1 x 11'2

(5.82m x 3.40m)

With good range of bespoke fitted wardrobes, fitted desk/dressing table with drawers and cupboards below, ceiling speakers, central heating radiator,

INTERCONNECTING BATHROOM

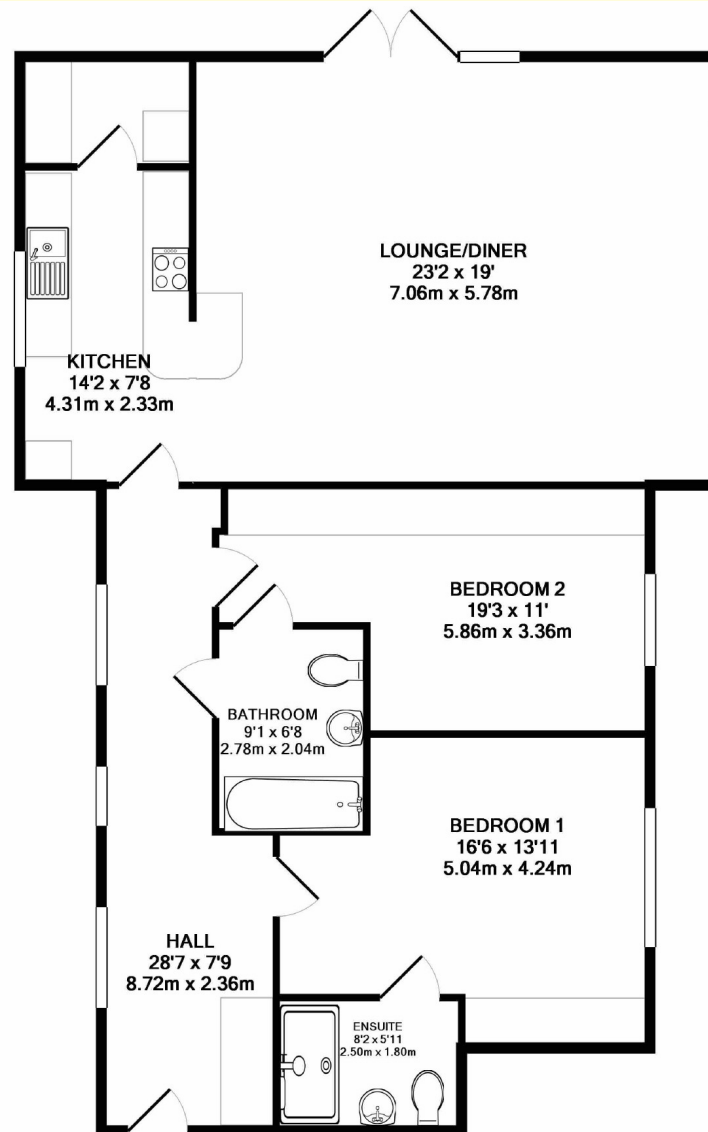
Also from the hall with high quality fittings with panel bath, chrome mixer tap with shower over, tiled surround and glass screen, chrome towel rail, Duravit fittings with wall mounted wash hand basin with chrome mixer tap, low level wc with integrated system, tiled floor and walls, fitted double glass mirror, down lighting, ceiling speaker.

OUTSIDE

The property is approached through brick pillars with a brick set front driveway providing parking facilities for residents and visitors. An archway leads to the rear of the property with a continuation of the brick set driveway providing residents parking. Apartment Two is the only property in the development which has its own side private garden accessed from the main lounge and dining room with Indian stone flagged patio, trees and shrubs and rockery.

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

VACANT POSSESSION UPON
COMPLETION



TOTAL APPROX. FLOOR AREA 1250 SQ.FT. (116.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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