

**39 BRACKENWOOD MEWS, SUMMERFIELDS,
WILMSLOW, SK9 2QG**



**GROUND FLOOR STUDIO APARTMENT IN NEED OF RENOVATION WITH POTENTIAL
FOR OWNER OCCUPATION AND INVESTMENT**

**FOR SALE BY AUCTION
AT THE DE VERE DARESBUY PARK, CHESTER ROAD, DARESBUY, WARRINGTON
ON THURSDAY 30 JULY 2009 AT 3.00 P.M.**

**(Subject to Conditions of Sale, which will be available for inspection at the offices of the
Solicitors and Auctioneers for 14 days prior to the date of sale and will not be read in the sale room)**

Brackenwood Mews is a development of studio apartments situated in a popular and convenient position on the north side of Wilmslow, approximately one mile from the town centre.

39 Brackenwood Mews is a ground floor studio apartment in a block of eight similar properties and it is in need of renovation. The apartment offers potential for owner occupation and investment, with modernised apartments in this area currently letting for in the region of £375 per calendar month.

There are mainly lawned communal gardens and a parking area for residents and visitors.

A wide range of shopping, travel, educational and recreational facilities are available in Wilmslow, all within convenient reach of the property. Wilmslow railway station lies on the Manchester – London line and there is an access point to the M56 motorway within short driving distance with its connections to the national motorway network. Manchester International Airport is within fifteen minutes drive from the property.

DIRECTIONS: Joining the A34 by-pass road from Wilmslow by the Atlantic Ford Garage, travel north to the first exit and on leaving the by-pass turn right at the first roundabout. At the first set of traffic lights turn right into Pinewood Road, first left into Larchwood Drive and left again into Brackenwood Mews. Bear left and the entrance to the property will be found on the left hand side just before the entrance to Pinewood Court.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

BEDROOM/SITTING ROOM 14'3" (4.34m) x 14'9" (4.50m) narrowing to 7'9" (2.36m), with fitted gas fire.

KITCHEN 8'3" (2.51m) x 6'8" (2.03m) with stainless steel sink unit, fitted base units, working tops and wall cupboards and Ascot gas water heater.

BATHROOM with panelled bath, pedestal wash basin and W.C.

OUTSIDE

COMMUNAL GARDENS with parking for residents and visitors.

SERVICES: All mains services

We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports.

ASSESSMENTS: Council Tax Band A
(Cheshire East Council)

TENURE: Leasehold, subject to a Ground Rent of £10 per annum.

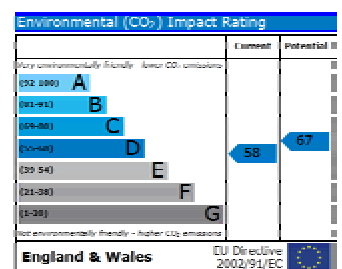
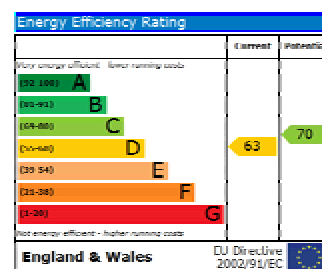
VACANT POSSESSION ON COMPLETION

INSPECTION: May be made by appointment through the Wilmslow office of Meller Braggins.

SOLICITORS: George Davies LLP
Fountain Court
68 Fountain Street
Manchester
M2 2FB

Telephone: 0161 236 8992

ENERGY PERFORMANCE GRAPHS



KNUTSFORD: 01565 632618 HALE: 0161 928 7762 MACCLESFIELD: 01625 434111 NANTWICH: 01270 625162
NORTHWICH: 01606 45514 STOCKTON HEATH: 01925 210021 TARPORLEY: 01829 733049 WILMSLOW: 01625 527181
RURAL SERVICES DEPARTMENT: 01565 830395

www.mellerbraggins.com

INDEPENDENT PROFESSIONALS SINCE 1836



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