



Great Warford
High Grove, Ancoats Lane

J
Jordan & Halstead

Asking Price

£770,000

The Property

A unique opportunity to purchase a superb, spacious duplex penthouse property, stretching to over 2,500sqft and occupying the most prominent position in the simply stunning Grade II listed former Ancoats Convalescent Home.

Situated in beautifully manicured grounds, the development enjoys a countryside aspect with open views, yet is conveniently positioned within easy reach of Wilmslow, Alderley Edge and Knutsford.

The property itself comes well-presented throughout in a classic yet contemporary style, with ample natural light penetrating from all four elevations, and windows overlooking the Cheshire Plains as far as Jodrell Bank.

The executive development sits behind secure electronic gates, with allocated parking plus visitors' spaces.



Material Information

Postcode – SK9 7TT

Area – Approx. 2,575 sqft

EPC Rating – TBC

Tenure – Leasehold (101 years remaining)

Ground Rent – £150.00 per annum

Service Charge – £7,330.00 per annum

Council Tax Band – Band G

- No onwards chain
- A substantial penthouse property
- Stunning, exclusive development
- Three/four generous bedrooms
- Three bathrooms
- Three allocated off-road parking spaces behind secure electronic gates, plus visitors' spaces
- Close to Wilmslow, Alderley and Knutsford
- Superb countryside aspect

Directions

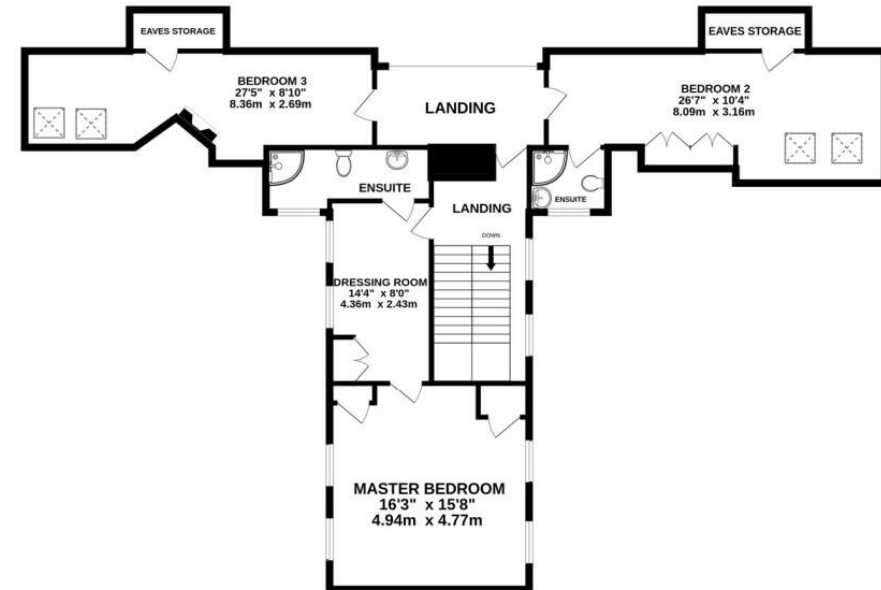
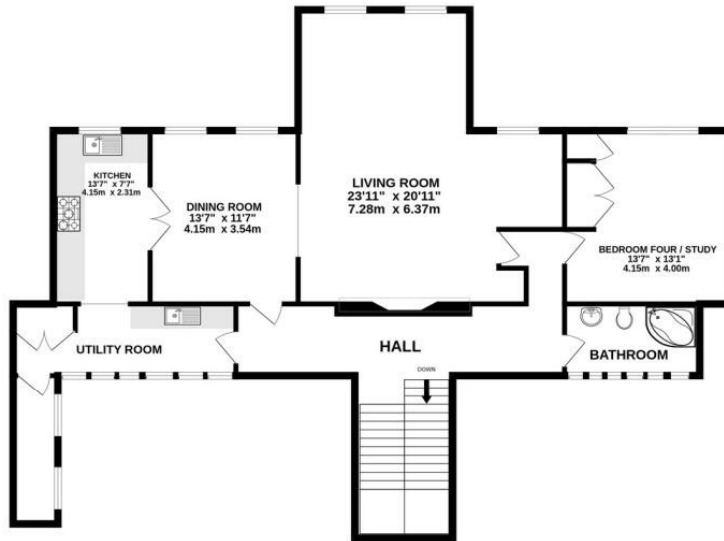
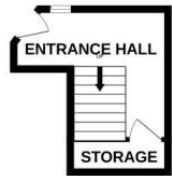
From Alderley Edge Railway Station head east along Ryleys Lane and on to the continuation with Chelford Road. After approx. 1½ miles turn right on to Merrymans Lane. Continue through Great Warford and, after the bend to the right, take the second left turn on to Ancots Lane. The development will soon be seen on your left-hand side.



GROUND FLOOR
117 sq.ft. (10.8 sq.m.) approx.

1ST FLOOR
1283 sq.ft. (119.2 sq.m.) approx.

2ND FLOOR
1175 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA : 2575 sq.ft. (239.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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