

Inglewood, Fulshaw Park South, Wilmslow, SK9 1QG

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independent estate agents



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BEST OFFERS IN WRITING BY 12NOON ON FRIDAY 11th April 2025

A rare chance to acquire three apartments in the prestigious Fulshaw Park area of Wilmslow along with the freehold and ground rents. Set within the elegant Inglewood residence, this collection of apartments presents a lucrative investment or development opportunity in one of Wilmslow's most sought-after postcodes and extends to 3659sqft.

Each apartment offers spacious living, appealing to both investors seeking good rental yields and developers looking to enhance and maximize value of this property. The property benefits from private parking, garages, landscaped communal gardens, and is in close proximity to Wilmslow town centre, renowned for its boutique shopping, fine dining, and excellent transport links to Manchester and London.

Whether you're looking to expand your portfolio or develop a residential asset, this is an opportunity not to be missed.

The apartments currently comprise.

Apartment One

A two bedroom two bathroom ground floor apartment with cellars, garage, parking and gardens.

Entrance Hall: Decorative wood panelled front door with glazed side panels, a radiator, tiled flooring, ceiling cornice, double glazed door to inner hall and door to;

Shower Room: A three piece suite comprising of corner shower cubicle with electric shower attachment and glazed screen, low level WC, wash hand basin with mirrors cupboard over, ceiling cornice, glazed window to the front and a extractor fan.

Inner Hall: Ceiling cornice, central heating thermostat, tiled flooring, telephone point and doors to;

Living Room: Feature fireplace with stone surround and decorative tiled hearth, glazed window to the front, ceiling cornice, power points, TV aerial point and radiators.

Bedroom One: Bay window to the side, and glazed window to the front, ceiling cornice, power points, pendulum light fitting, fitted furniture with dressing table and fold out double bed.

Kitchen Breakfast Room: A shaker style kitchen with a granite worksurface over to upstands, inset 1 and half sink unit with drainer and mixer tap over, incorporated appliances comprising of 4 ring induction hob with glass splash back, extractor hood over and double oven under, microwave, fridge freezer, washing machine, dryer, tiled floor, a radiator, fuse box and glazed window to the rear, door to;

Bedroom Two: Bay window to the rear, a radiator, ceiling cornice, power points, telephone point and door to;

En-suite: A modern suite comprising of double shower cubicle with rainfall head over, handheld shower attachment and glazed screen, low level WC, towel radiator, wash hand basin with cupboard under, wall light, tiled flooring and part tiled walls, glazed window to the side.

Garage: Up and over door.

Cellars: Accessed from the communal entrance hall there are cellars below the apartment, that could be converted to provide additional accommodation, subject to the necessary consents.

Apartment Three

A two bedroom first floor apartment of 1140sqft In need of full modernisation and updating with garage and parking space in front.

Communal Entrance Hall: Panelled front door and stairs to all floors

Entrance Hall: Obscure glazed front door and window, fitted cupboards with shelving, power points, ceiling coving and doors to;

Living Room: glazed bay window to the front, ceiling cornice, power points, gas flame heater.

Kitchen: Glazed windows to the front and side, stainless steel sink unit with drainer, space for freestanding gas cooker, power points and ceiling coving.

Bedroom One: Glazed window to the side and power points

Bedroom Two: Glazed window to the rear and power points.

Bathroom: Panelled bath, pedestal wash hand basin, low level WC cupboard housing cold water tank and hot water immersion cylinder, glazed window to the side.

Garage: Up and over door with parking space in front.

Apartment Four

A one bedroom second floor apartment of 737sqft with garage and parking space in front.

Entrance Hall: Oak front door, a radiator, power points, telephone point, fitted cupboard with hanging rails, a radiator and doors to;

Sitting Room: uPVC double glazed bay window to the front, period cast iron fireplace, wood effect flooring, power points, TV aerial point and a radiator.

Kitchen: A range of base units with rolled edge work surface over, one and half bowl stainless steel sink unit with drainer, 4 ring induction hob, oven under, space for fridge freezer, power points and Velux windows.

Utility: Space and plumbing for washing machine and dryer, power points and door to eaves store.

Bedroom One: Double glazed window to the rear, fitted bedroom furniture comprising of wardrobes, draw units and dressing table, power points, a radiator and hatch to loft space.

Shower room: Shower cubicle with handheld shower attachment and glazed door, low level WC with concealed cistern, vanity unit with wash hand basin inset, a radiator, half panelled walls and obscure double glazed window to the side.

Eaves store: Wall mounted Valliant gas boiler for domestic hot water and central heating.

Garage: Up and over door with parking space in front.

Making an Offer by Best Bids

The property is for sale by best bids. Offers should be in writing, via letter or email, with any conditions clearly stated.

1, You are advised to make the offer an uneven amount to avoid the possibility of any offer being duplicated.

2, No offer will be considered if it is either escalating or is determined by reference to any bid made by another party.

3. Purchasers are asked to provide details of their position with regards to any dependant sale, i.e. your position as to whether you need to sell another property, if you have a sale proceeding what the position is with the purchaser and what stage the sale has currently reached

4, Purchasers are asked to provide details of funding for the purchase. Whether your offer is dependent on a mortgage or any other type of finance and if so please confirm the Percentage of borrowing in relation to your offer amount.

5, The vendors do not undertake to accept the highest or indeed any bid received.

6, The letter should clearly state the name of the person making the bid and the name and address of the solicitor who will be acting.

7, Once the successful purchaser has been notified the purchaser will be expected to exchange contracts within 28 days in which time and no further offers will be considered. If a contract has not been signed and exchanged by this date the vendor reserves the right to re-market the property and find an alternative buyer.

8, The letter should be sealed and marked for the attention of: Michael Chapman
And marked in capital letters 'Inglewood' on the front and rear.

The letter should be submitted to the agents at: - Michael J Chapman Estate Agents,
79 London Road, Alderley Edge Cheshire, SK9 7DY

To arrive no later than 12noon on Friday 11th April 2025

Material Information: Sprift report available on request

Council Tax & Local Authority: Cheshire East Council – 2024/2025

Apartment 1: Band D - £2,182.91

Apartment 3: Band C - £1940.36

Apartment 4: Band C - £1940.36

Guide Price: £795,000



Fulshaw Park South, Wilmslow
Total Approx. Floor Area 3659 Sq.ft. (339.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

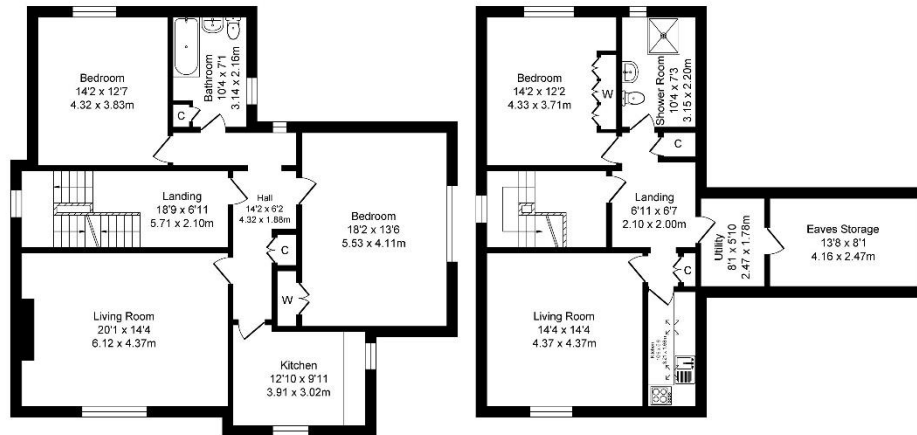


Lower Ground Floor

Approx. Floor
Area 665 Sq.Ft
(61.8 Sq.M.)

Apartment 1
Ground Floor

Approx. Floor
Area 1108 Sq.Ft
(102.9 Sq.M.)

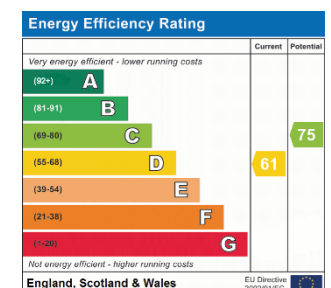
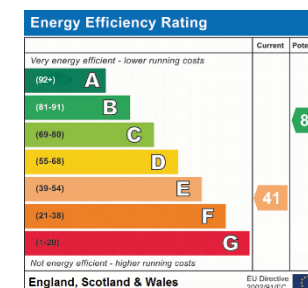
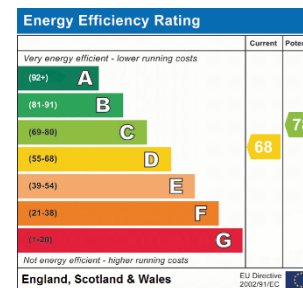


Apartment 3
First Floor

Approx. Floor
Area 1149 Sq.Ft
(106.7 Sq.M.)

Apartment 4
Second Floor

Approx. Floor
Area 737 Sq.Ft
(68.5 Sq.M.)



Important Notice

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1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
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All measurements are approximate

While we endeavor to make our sales particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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