

Flat 1, Lawdon Court, Beech Lane, Wilmslow, SK9 5ER

**MICHAEL J  
CHAPMAN**

independent estate agents



[www.michaeljchapman.co.uk](http://www.michaeljchapman.co.uk)

Lawdon Court Serviced Apartment in Wilmslow, Cheshire is situated on a quiet road close to the shops, bars and restaurants in Wilmslow town centre.

The apartment has been completely refurbished and is accessed via your own front door into a small reception hall; through the inner door you will enter a modern 'L' Shaped lounge with dining area, furnished with a leather sofa and swivel chair, flat screen TV with DVD and a dining table and chairs. Off the dining area is the modern fitted kitchen with white high gloss laminate units. The kitchen is fully equipped for day to day living with fitted appliances including, gas hob and electric oven, fridge, freezer, microwave oven, kettle, toaster and all the crockery, glasses and cooking utensils needed for a comfortable stay.

The inner hallway provides the guest with 2 large fitted wardrobes and access to the utility room where a washing machine, tumble dryer, Iron and ironing board are provided for your convenience. The main bedroom has a double bed with bedside lights an occasional chair, a large mirror and 2 sets of drawers. The smaller second bedroom has a single bed with bedside light, a chest of drawers and large mirror.

The apartment benefits from an allocated parking space and a further visitor parking space.

The apartment will have been cleaned for your arrival and all linen and towels are provided and changed after 7 days.

Our prices include all services and high speed internet broadband.

#### Ground Floor

**Porch:** Ceiling coving and ceiling light point. Door to:

**Living Room/Dining Room: 14' 10" x 11' 4" (4.53m x 3.45m) min plus dining area.** 32" flat screen television, DVD player, sofa, chair, dining table and chairs.

**Kitchen: 9' 1" x 7' 1" (2.76m x 2.17m)** White gloss laminate units, gas hob and electric oven, fridge, freezer, microwave, kettle and toaster.

**Inner Hall:** Two fitted wardrobes.

**Utility Room: 9' 1" x 5' 10" (2.76m x 1.78m) max.** Washing machine, tumble dryer, iron and ironing board.

**Bathroom: 9' 1" x 5' 9" (2.76m x 1.74m)** Deep bath with shower over, wash hand basin, bidet and toilet.

**Bedroom 1: 11' 5" x 9' 1" (3.47m x 2.76m)** Window to rear of property, double bed with white cotton linen.

**Bedroom 2: 9' 5" x 8' 0" (2.88m x 2.45m)** Window to rear of property, single bed with cotton linen.

#### Outside:

Parking for one car is allocated outside the front door.

**Location:** The property is situated close to Water Lane in Wilmslow near the centre of the town. Wilmslow offers an excellent range of shops and general services, restaurants and wine bars. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.

**Directions:** From the centre of Wilmslow, proceed along Water Lane through the shopping area and at the end of Water Lane by Felicini turn left into Hawthorn Lane and then almost immediately bear right into Beech Lane and the development will be

seen on the left hand side opposite Beech Grove. (For sat-nav users - postcode: SK9 5ER)

#### Terms and Conditions

The maximum number of people permitted to occupy the apartments is 3 adults, or 2 adults and 1 child.

**Keys:** We will issue you with a set of keys on arrival; if the issued keys are not returned on departure a charge of £25 will be made. If between the hours of 6.00pm and 9.00am a guest locks themselves out of the apartment and requires assistance to re-enter the property we reserve the right to charge £25 in addition to the charge for the lost keys.

**Smoking:** Lawdon Court operate a non-smoking policy, if you do smoke you may incur additional cleaning charges.

**Pets:** We regret that pets are not allowed in the apartments.

**Internet Access:** Where internet or broadband connectivity is available, you agree to use such services in a responsible manner and not for any illegal purpose.

**Cancellations:** All cancellations must be confirmed in writing – cancellation charges will be applied in relation to the notice period between notification and cancellation and the date of stay at the apartment.

For stays of 1-6 nights notice of cancellation is required in writing 72 hours prior to the midday on the day of the scheduled arrival, to avoid a cancellation equal to the full cost of the booking.

For stays of 7-27 nights, notice of cancellation is required in writing 7 days prior to midday on the day of the scheduled arrival, to avoid a cancellation penalty equal to the cost of 7 nights.

For stays of 28+ nights, notice of cancellation is required in writing 14 days prior to midday on the day of scheduled arrival to avoid a cancellation equal to the cost of 14 nights.

Non-arrivals will be treated as a cancellation and will be subject to a 100% cancellation charge.

**Early Departure:** For stays of 1-6 nights, the full cost of the booking will apply irrespective of the guests early departure.

For stays of 7+ nights, notice of early departure is required, in writing, 14 days prior to the guest's new departure date.

**Extensions:** If you wish to extend your stay please give as much notice as possible in order to facilitate you request. Your Obligations: Please note we do not accept bookings from individuals under the age of 18.

We expect the apartment to be left in a reasonable state on departure if specialist cleaning is required or damages to furniture/appliances has occurred an additional charge will be made.

#### By making a booking you confirm and promise that:

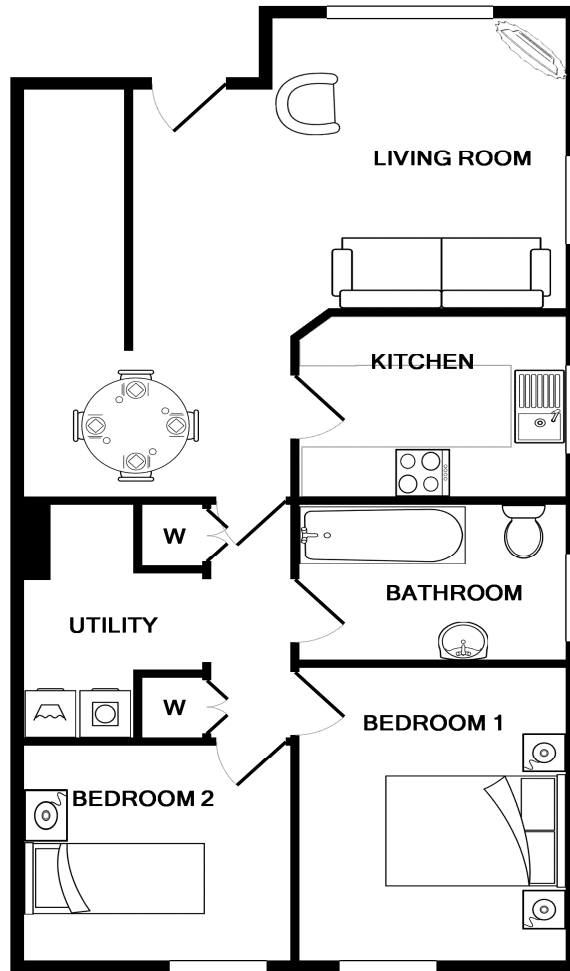
All details provided with your booking are correct and complete, you provide us with any changes to your email address or other contact details provided.

The apartments are occupied as serviced apartments and on the basis that no rights of tenancy are created. By agreeing to our terms and conditions you are declaring and confirm that the apartment is not your principal place of residence and that you shall not acquire any legal interest in the apartment or building related to it. You will occupy the apartment as a mere licensee and may not transfer or assign any rights or benefits granted to you in respect of it.

**Pricing and Payment:** To confirm your booking a deposit of 25% of the total booking is required – this can be paid by BACs or cheque. We will also require your debit/credit card details and will charge a £1.20 booking fee.

For stays of 1-27 nights payment in full should be made by BACs or cheque at least 72 hours prior to midday on the day of the scheduled arrival.

For stays of more than 27 nights payment may be made monthly in advance.



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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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**All measurements are approximate**

While we endeavour 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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