



HALTON KELLY
INDEPENDENT PROPERTY SERVICES



16 Hurst Lea Court
Alderley Edge, SK9 7QF

Offers Around
£324,000

GORGEOUS Apartment, TWO DOUBLE Bedrooms, FITTED ROBES and LOFT, ELECTRIC CENTRAL Heating, NEW Radiators, EASY WALK to Village, GARAGE & DRIVEWAY, SERVICE CHARGE £162.00 pcm, ZERO Maintenance, TURN KEY Property.

Halton Kelly are pleased to offer for purchase this Luxurious apartment which is within easy walking distance of the village and Alderley train station, is presented to exceptional standard throughout with recently fitted electric radiators and we understand that many items of furniture could also be available if of interest.

Hurst Lea Court was constructed in the mid 1960s and comprises of 16 apartments, located around landscaped gardens. The service charge is £162.00 PCM which includes buildings insurance, garden maintenance and window cleaning and other areas of maintenance which are undertaken periodically

Our clients property benefits from a sperate driveway, single garage to a Turning T and there i also visitor parking. Vacant Possession will be considered and for further information or viewings please contact the office.

Please note the vendor of this property is associated with Halton Kelly Estate Agents.

FRONT ENTRANCE



ENTRANCE RECEPTION

Stairwell access to number 16.



ENTRANCE HALL

8'4 x 3'8 (2.54m x 1.12m)

Providing sperate access to the kitchen and dining room.



LANDING

Ideal for cloaks space.



LOUNGE

16'6 x 13 (5.03m x 3.96m)

Excellent size family lounge with three floor to ceiling windows including double opening patio doors to suntrap balcony.



BALCONY VIEW FROM LOUNGE

Sun trap balcony to around 14:00 in the afternoon.



INNER HALLWAY

11'6 x 5'2 (3.51m x 1.57m)

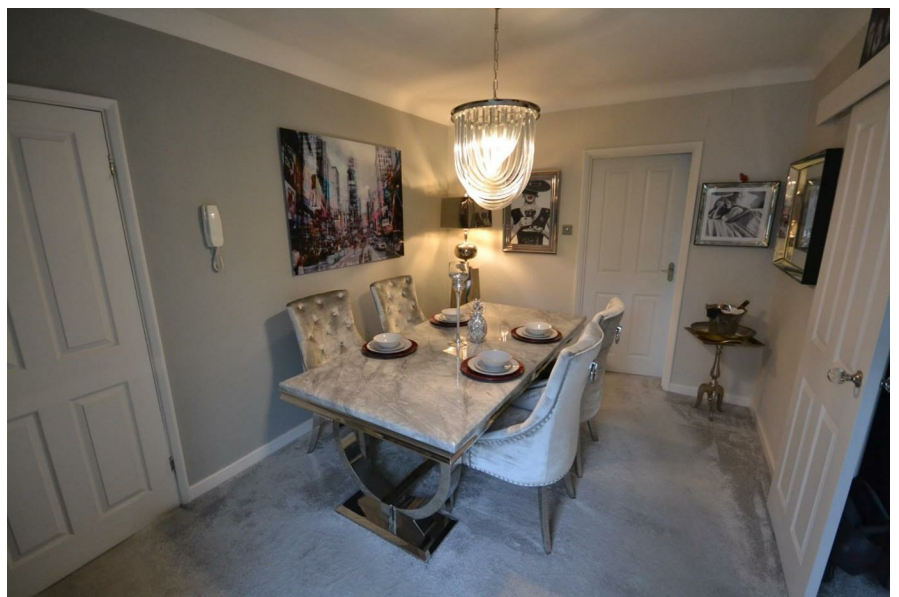
With airing cupboard, access to two double bedrooms and access to three piece bathroom suite.



DINING AREA

13 x 9'2 (3.96m x 2.79m)

Can be sectioned off from the lounge with sliding doors.



KITCHEN

10'6 x 8'6 (3.20m x 2.59m)

Fitted with wall and base units, double electric oven, double hob and overhead extractor.



BEDROOM ONE

15'2 x 13 (4.62m x 3.96m)

Excellent double bedroom with fitted robes.



BEDROOM TWO

12'10 x 9'10 (3.91m x 3.00m)

Second double bedroom.

UTILITY ROOM

Shelving unit with plumbing for washing machine and space for tumble dryer.



BATHROOM SUITE

Three piece suite in white with overhead shower to the bath.



OUTLOOK FROM MASTER BEDROOM

Private outlook and driveway with turning T.



GARAGE (RIGHT HAND SIDE)



COMMUNAL PARKING



COURTYARD

Landscaped courtyard.

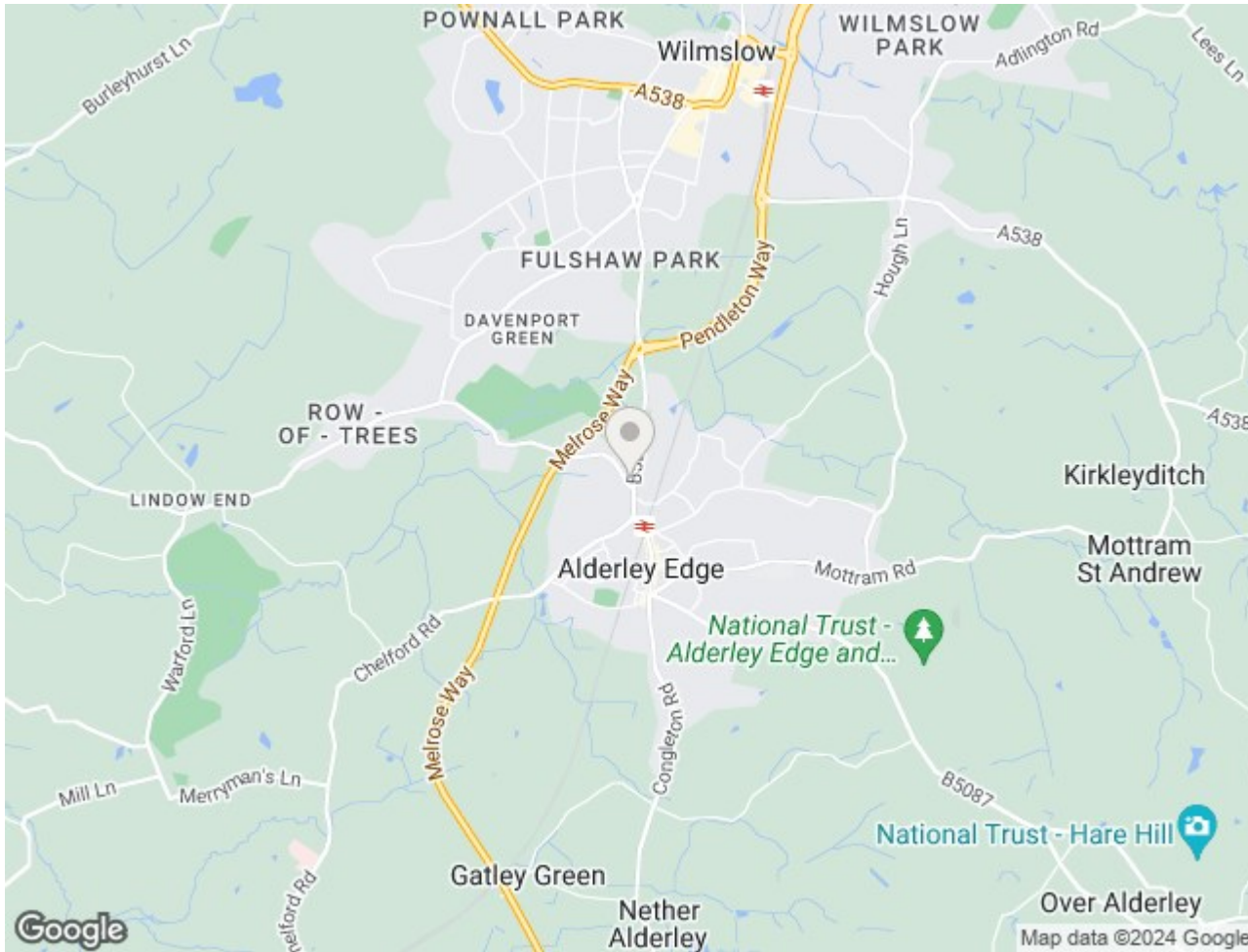


FIRST FLOOR



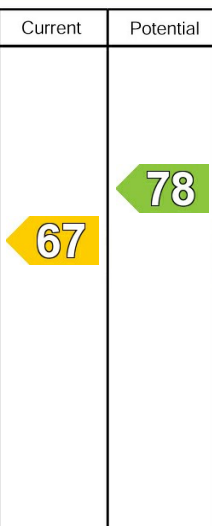
TOTAL FLOOR AREA: 980sq.ft. (91.0 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		




England & Wales

EU Directive 2002/91/EC 

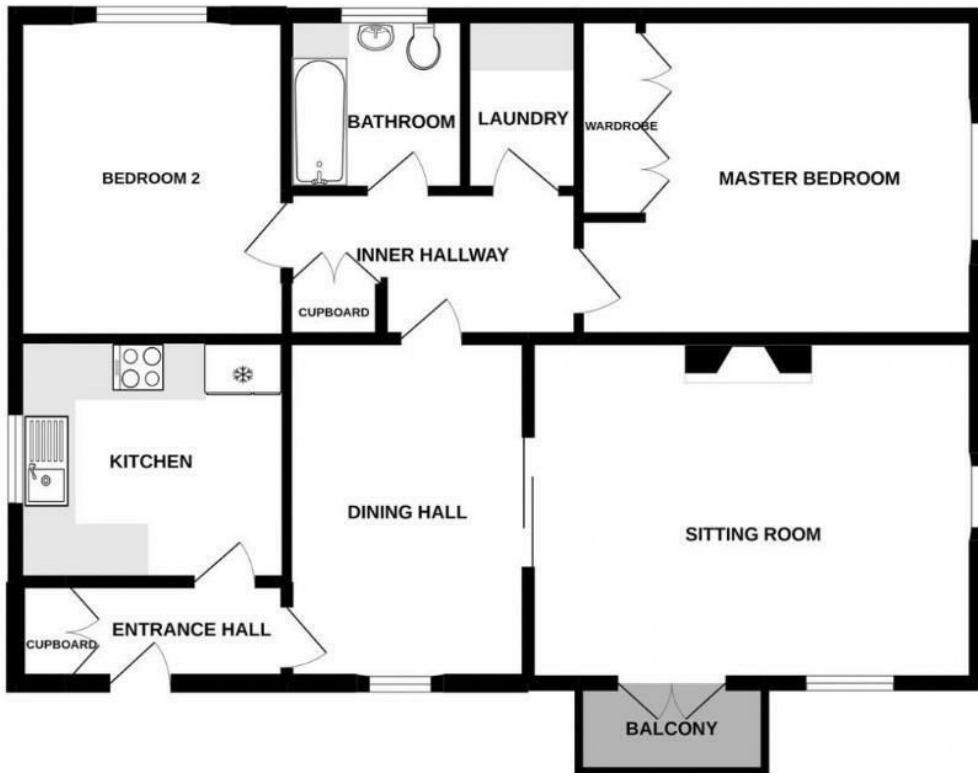
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
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		67	78
England & Wales		EU Directive 2002/91/EC	
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.