

2 Broad Court Beechfield Road

Alderley Edge, SK9 7AU



mosley jarman



2 Broad Court Beechfield Road, Alderley Edge, Cheshire, SK9 7AU

£475,000

NO CHAIN. The accommodation extends across three floors. The ground floor has a spacious kitchen diner with modern shaker style units, Belfast sink & quartz worksurfaces. off which there is a utility room (with Glow Worm combination boiler and space for a washing machine). The kitchen diner benefits from dual aspect -French doors leading onto a private paved terrace . There is also a useful downstairs WC.

Stairs ascend to the first floor, here there is a impressive sitting room with original oak flooring, integrated bookcases and once again benefiting from dual aspect windows & bi-fold sliding doors extending onto a large balcony which is southwest facing, with far reaching views over the Cheshire countryside.

To the second floor there are three bedrooms (all benefitting from fitted wardrobes). The family bathroom consists of a three piece bathroom suite, with integrated storage & Mira shower over the bath.

The property is fully double glazed, gas central heated and must be viewed internally to appreciate the property fully.

- Spacious sitting rooms with bi-fold doors onto large balcony
- Attractive private west facing mature communal gardens
- Private dining patio
- No vendor chain
- Council tax band E - £2,499.82 per annum (Cheshire East 2023/2024)
- Highly desirable village location
- Elevated position with stunning views over the communal gardens
- Parking for two vehicles
- EPC grade C
- Leasehold - 999 years from 29th September 1961 (£25 ground rent per annum)



Important information

- Approx £666 annual charge for insurances and maintenance of communal areas.
- Superfast Fibre Broadband available at the property*.

* Information provided by Openreach and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Grounds & Gardens

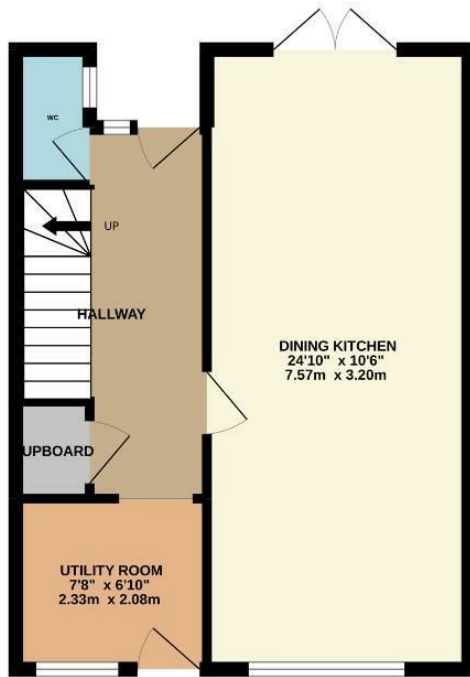
The property is set within beautiful private mature communal gardens which are mainly laid to lawn and surrounded by mature trees & shrubs. The property benefits from hard standing parking for two vehicles and a patio area perfect for alfresco dining.

Location

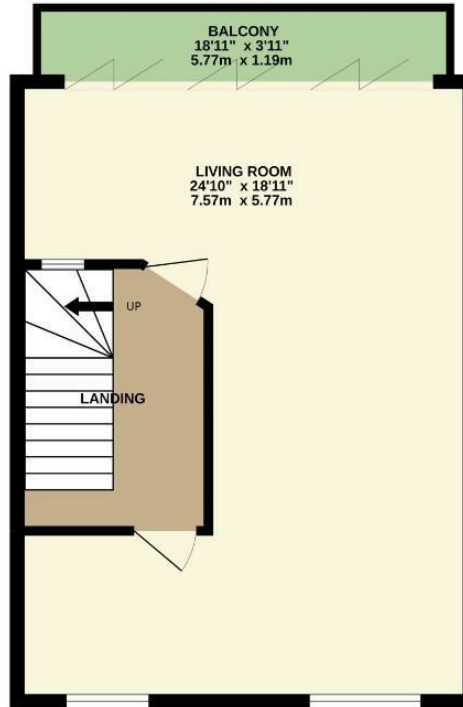
Broad Court is a select development of six mews townhouses set within an idyllic tranquil setting; conveniently located just off Congleton Road. The property is within a short walking distance of Alderley Edge village, the train station which offers links to Manchester and London. It has excellent schools in close proximity, both state and private schools (Alderley Edge School for Girls and Wilmslow High School) Alderley Edge is an affluent village located in Cheshire and is one of the most sought after villages to live in the UK. Just 16 miles south of Manchester City Centre & 8 miles from Manchester Airport. Alderley Edge has a population of approximately 4700.

Postcode: SK9 7AU
What 3 Words: stem.formal.hats
Council Tax Band: E
EPC Rating: C
Tenure: Leasehold

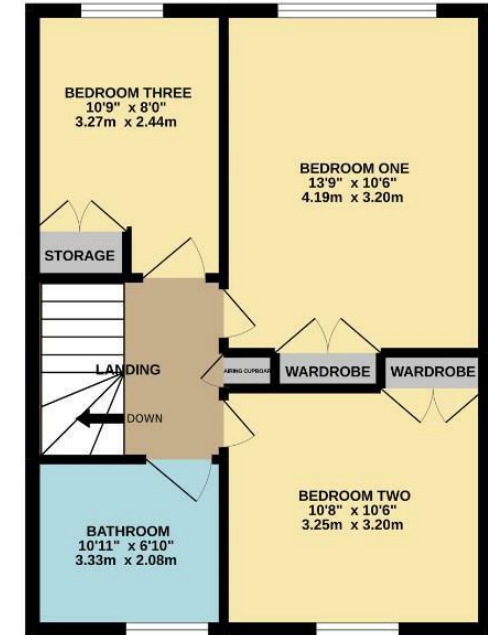
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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