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£175,000 Leasehold

2 Bedroom, Apartment - Retirement

Flat 12, Brook View Court Brook Lane, Alderley Edge, Cheshire, SK9 7QG

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Brook View Court

Brook View Court is a wonderful development of 29 one and two bedroom apartments for the over 60's, situated within stunning grounds in the popular location of Alderley Edge. Well located just off Brook Lane, Brook View Court is within close proximity of a range of local shops, amenities and transport links. The town of Alderley Edge is only a short distance away, offering a plethora of shops and eateries.

Also within each reach is Alderley Edge station, providing easy access to Manchester Piccadilly and Crewe.

The Local Housing Manager is on hand to support the Owners and keep the development in perfect shape as well as working with the Owners, arranging many regular events. There is an Owner's Lounge which provides an ideal meeting place with likeminded owners.

Brook View Court has been designed with safety and security at the forefront. Each apartment has an emergency Careline system installed, monitored by the onsite Local Housing Manager during their working hours and 24 hours, 365 days a year by the Careline team. A Careline alarm and secure entry system provide unrivalled peace of mind.

Brook View Court is managed by the award-winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every development and owner.

Brook View Court requires any resident to be over the age of 60.





# Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers an attractive outlook over the gardens and neighbouring fields with ample space for living room furniture.

The Kitchen is accessed via the hallway and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in oven, 4 ring electric hob with extractor hood over, space for a dishwasher and washing machine along with a fridge/freezer.

Bedroom one is a generous double room with a useful built in wardrobe as well as multiple drawers providing excellent storage. There is plenty of space for additional bedroom furniture if required.

Bedroom two is a good size room with built-in wardrobes and drawers along with a desk space. This room could be used as a study or hobby room.

The Shower Room offers a shower cubicle with handrail, heated towel rail, a WC and wash hand basin with mirrored cabinet space above.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



# Features

- Two bedroom first floor apartment
- Ideally situated close to Alderley Edge centre for shops and amenities
- 24 hour careline system for safety and security
- Owners Lounge
- Owners private car park
- Wonderful communal grounds





# Key Information

Service Charge (Year Ending December 2024):  
£4,088.28 per annum

Ground Rent: Not collected at this development

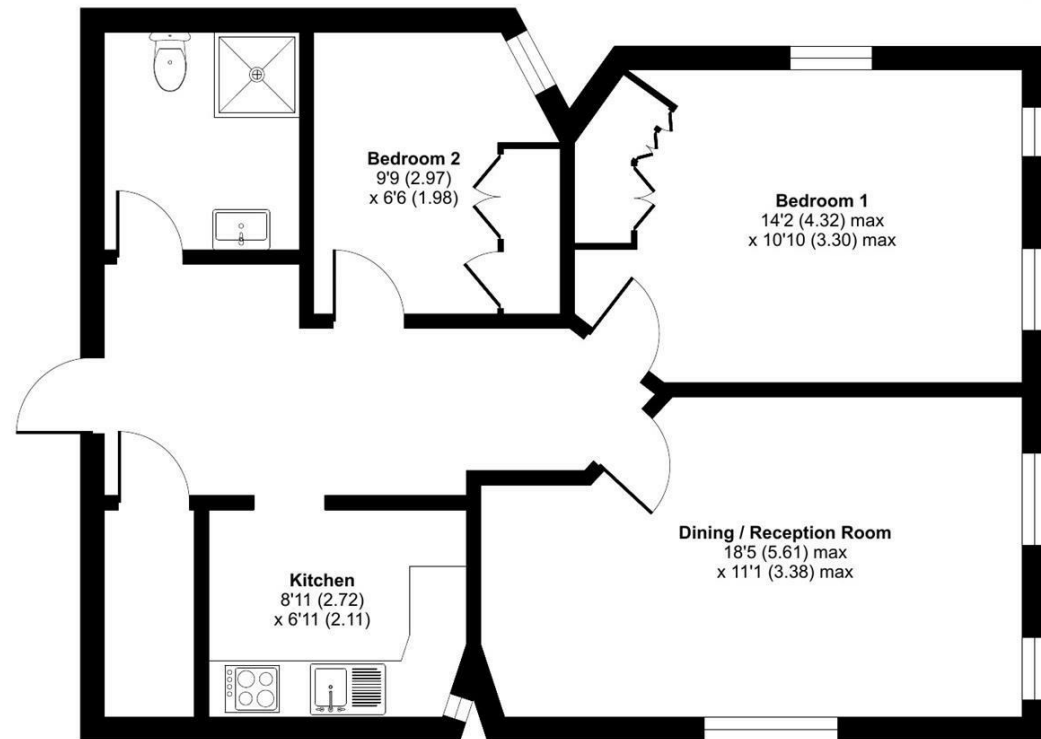
Council Tax: Band D

99 year lease which commenced 1990.

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water rates, communal cleaning, communal utilities and maintenance, garden maintenance and Local Housing Manager.

Approximate Area = 721 sq ft / 66.9 sq m  
For identification only - Not to scale



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1164842

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





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