



**GASCOIGNE  
HALMAN**

10 WOODBANK, LYNTON LANE, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT



## 10 WOODBANK, LYNTON LANE, ALDERLEY EDGE

**A luxurious penthouse apartment situated in an exclusive small development with two private balconies, underground secure parking and situated within close proximity of Alderley Edge village.**

Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-City links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.





## DESCRIPTION

This well presented three bedroom penthouse apartment is situated in this prestigious purpose built development within close proximity of Alderley Edge village. Set within well maintained grounds this development was constructed to exacting standards, including high quality fixtures and fittings throughout, granite work surfaces in the kitchen and oak double doors providing access to the private balconies. Parking, for two is provided by secure, gated underground parking area, with lift access to all floors.

The accommodation in brief comprises; private entrance hall with full height oak framed windows on to the central roof terrace. Double doors open into an impressive principle reception space with open plan lounge/dining area with vaulted ceiling, living flame gas fire and two sets of French doors leading on to the separate roof terraces. The high quality kitchen is fitted granite work surfaces and a comprehensive range of NEFF appliances. The south westerly facing roof terrace, accessed from the lounge/dining room provides a fantastic outdoor entertaining space and there is also useful eaves storage.

There are three well proportioned bedrooms all of which feature bespoke fitted furniture. The master bedroom features a vaulted ceiling and benefits from a beautifully appointed en suite shower room. The third bedroom is currently used as a study and features French doors onto the smaller roof terrace. Finally a bathroom, utility room and separate WC off the hall complete the internal accommodation.

## DIRECTIONS

SAT NAV: SK9 7NP

## TENURE

Leasehold. Years remaining: 128. Ground rent: £300 PA.

## SERVICE CHARGE

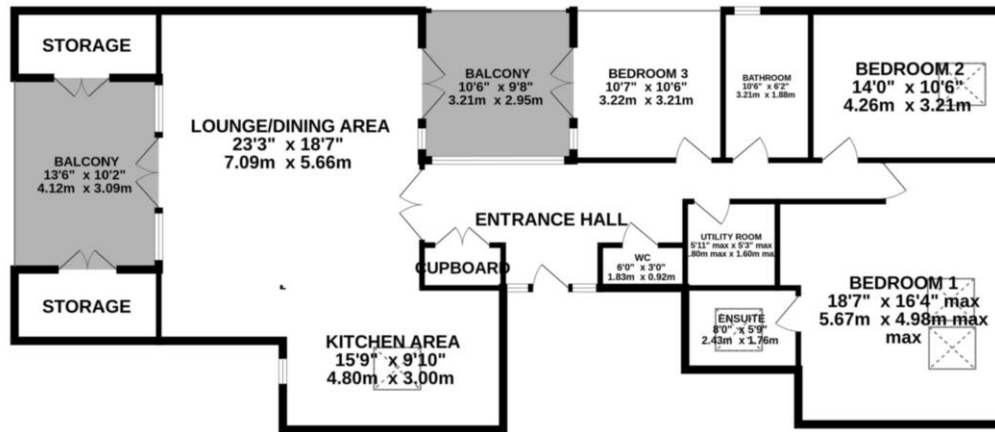
Service Charge £306 per month.

## LOCAL AUTHORITY

Cheshire East County Council. Council Tax Band: G.

FLOORPLAN & EPC

GROUND FLOOR  
1533 sq.ft. (142.4 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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