



**GASCOIGNE  
HALMAN**

APARTMENT 10 BROOK VIEW COURT, BROOK LANE,  
ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT

**An attractive ground floor retirement apartment with well proportioned rooms and views over the well stocked front gardens of Brook View Court.**

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.

**DESCRIPTION**

Positioned in a convenient location close to Alderley village centre, this ground floor apartment offers independent living within a friendly community. Brook View Court is ideal for socialising, with a communal lounge and communal external seating areas within the grounds. The property is accessed via the private car park which leads to the communal entrance hall. The apartment itself boasts a welcoming entrance hall with access to all rooms. The full accommodation comprises a functional breakfast kitchen, a bright and

open living room, a very generous bedroom with built in storage and an immaculate shower room. The property also benefits from having a storage cupboard which is useful for concealing any bulkier items one may have. It must also be noted that the outlook over the wonderful front gardens is certainly enviable.

**DIRECTIONS**

Sat Nav: SK9 7QG

**TENURE**

Leasehold. 67 years Reaming. Ground Rent £60 pa.

**SERVICE CHARGE**

£309 per month

**LOCAL AUTHORITY**

Cheshire East County Council. Telephone 0300 123 5500.

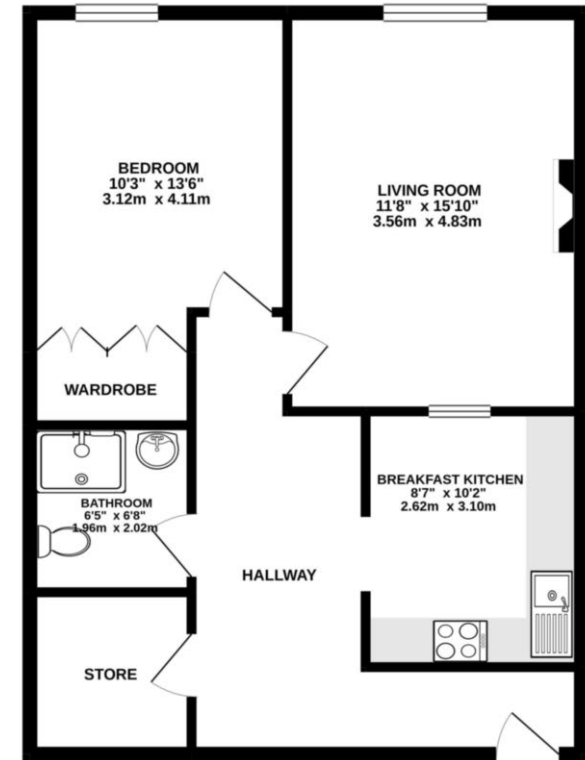
**TAX BAND**

Council Tax Band: D

**VIEWINGS**

Viewing strictly by appointment through the Agents.

**GROUND FLOOR**  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 644 sq ft. (59.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Memphis 02/21

**ALDERLEY EDGE OFFICE**

01625 590 373

alderley@gascoignehalman.co.uk

6 London Rd, Alderley Edge, Cheshire, SK9 7JS

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