



**GASCOIGNE  
HALMAN**

9 OAKFIELD, DAVEY LANE, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT

**\*\*NO ONWARD CHAIN\*\* A beautifully presented two bedroom, two bathroom, penthouse apartment offering excellent easily managed accommodation and southerly views towards the Edge with the added advantage of allocated parking and a single garage.**

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks & 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 station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.

#### DESCRIPTION

Situated in a gated complex this purpose built two bedroom two bathroom Penthouse Apartment is situated only a short walk from Alderley Edge village centre and offers excellent accommodation that has been maintained to a high standard throughout and briefly includes : Communal entrance hall, stairs or lift to third floor, private entrance hall, large lounge with picture window and views towards the Edge, breakfast

kitchen with granite work surfaces, master bedroom with en-suite shower room, second bedroom and bathroom. The property is further enhance by double glazing and gas fired central heating and has the added advantage of an allocated parking space and garage with up and over door. There are also communal gardens which are maintained which are maintained by the management company.

#### DIRECTIONS

SAT NAV: SK9 7NZ

#### TENURE

Leasehold. 125 years (110 years remaining). Ground rent £350.00 p.a.

#### SERVICE CHARGE

£2,240 p.a

#### TAX BAND

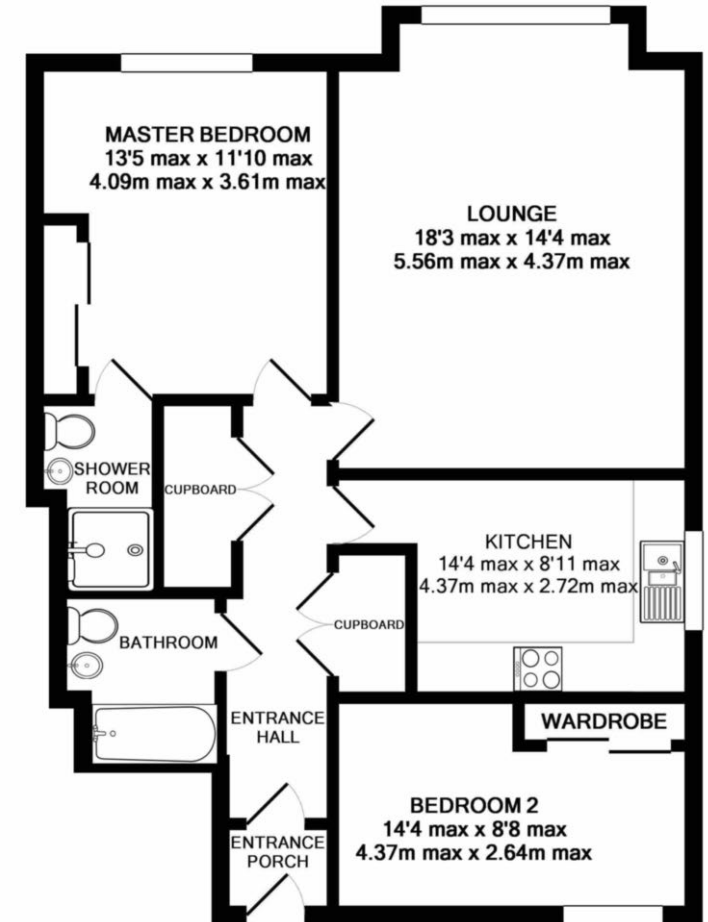
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#### VIEWINGS

Viewing strictly by appointment through the Agents.

#### LOCAL AUTHORITY

Cheshire East County Council



TOTAL APPROX. FLOOR AREA 850 SQ.FT. (78.9 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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#### ALDERLEY EDGE OFFICE

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