



**GASCOIGNE  
HALMAN**

3 ROYLES SQUARE, SOUTH STREET, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT



## 3 ROYLES SQUARE, SOUTH STREET, ALDERLEY EDGE

**A well-presented, two double bedroom ground floor apartment that boasts an individual, private entrance from South Street, situated at the heart of Alderley Edge Village within the prestigious Royles Square development.**

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

An exclusive ground-floor apartment situated within the highly regarded Royal Square development, centrally situated in the thriving Alderley Edge village. This property caters to the refined tastes of discerning professionals and those seeking to downsize. A key distinguishing feature lies in the individual access to this property directly from South Street providing a feeling of exclusivity and increased privacy.

The accommodation comprises two spacious double bedrooms, including a master suite equipped with built-in wardrobes and an en-suite facility. The elegantly designed, open plan lounge and dining area with feature wall-mounted fire provides a versatile space for both relaxation and entertainment. A well appointed dining kitchen and bathroom underscore the elegance of the property.

The property boasts allocated parking for one and residents have privileged access to a meticulously landscaped communal courtyard garden, adding an element of tranquility to this pleasant living space.

## DIRECTIONS

SAT NAV: SK9 7GN

## LOCAL AUTHORITY

Cheshire East Council

## TAX BAND

BAND E

## TENURE

Leasehold. 977 years remaining. Ground rent £97.50 (every 6 months)

## SERVICE CHARGE

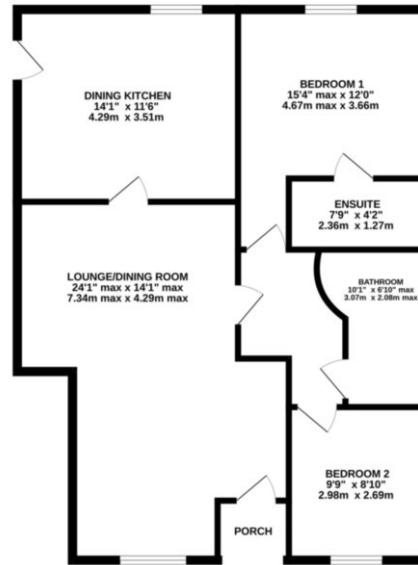
Service Charge: £1273.45 (Every 6 months)

## VIEWINGS

Viewing strictly by appointment through the Agents.

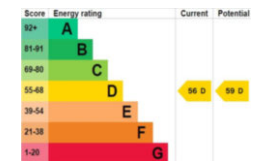
## FLOORPLAN & EPC

GROUND FLOOR  
875 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq ft. (81.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Planner 5D

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