



**GASCOIGNE
HALMAN**

23 COTTAGE LAWNS, HEYES LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



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A well proportioned two bedroom apartment set in a popular development with panoramic garden views towards the edge and just a short walk to Alderley Edge Village and train station.

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

Situated on the popular Cottage Lawns development, only a short distance from Alderley Edge village, this well balanced two bedroom, boasts light and spacious accommodation that is bound to appeal to many. Located on the second floor this apartment benefits from stunning views over mature gardens towards The Edge. Requiring a level of modernisation it offers an excellent opportunity to enhance the accommodation through cosmetic updating and improvement.

The accommodation briefly includes a communal entrance hall with a staircase to all floors, private entrance hall, large bay front lounge with dining area, breakfast kitchen, two double bedrooms and a bathroom.

Externally the property is approached via a long sweeping driveway which leads to the property and parking. There is a separate detached brick garage and ample parking available on site.

The extensive communal grounds surround the three individual apartment blocks with sweeping lawns, mature trees and shrubs enjoying southerly views towards The Edge.

PLEASE NOTE: This property benefits from a recently installed boiler.

DIRECTIONS

SAT NAV: SK9 7NF

LOCAL AUTHORITY

Cheshire East County Council

TAX BAND

Band D

TENURE

Leasehold. 95 years remaining. Ground rent £110 pa.

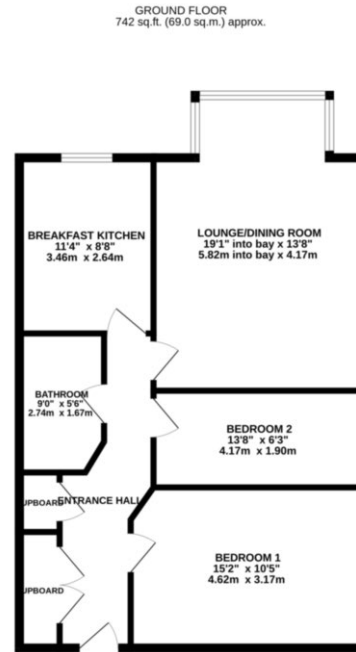
SERVICE CHARGE

£1480 pa.

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 742 sq ft. (69.0 sq.m.) approx.
Measurements are approximate. Not to scale. Recalculate purposes only.
Made with Metropack (2024)

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