



**GASCOIGNE
HALMAN**

17 WOOD GARDENS, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT

A beautifully appointed one bedroom apartment in a convenient location close to local shops. Ideal for those looking to purchase their first home or an excellent investment opportunity.

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

This one bedroom second floor apartment is located within a popular residential area within close proximity of Alderley Edge village and is an ideal first home or or buy-to-let opportunity.

Internally the property is well presented and offers comfortable, light and bright accommodation that is bound to appeal. The property is accessed via a communal entrance hall with a secure telephone entry system and the windows are UPVC double glazed.

A front door leads to the private entrance hall which provides access to the lounge/dining room, fitted kitchen, one double

bedroom with fitted wardrobes and a modern bathroom.

Externally, to the rear, there is a communal gardens that are predominantly laid to lawn for the enjoyment of residents and their guests.

Rarely does a property within this price bracket come to the open market within Alderley Edge, therefore early viewing is recommended.

DIRECTIONS

SAT NAV: SK9 7PL

TENURE

Leasehold. Lease remaining 90 years.

GROUND RENT

Ground Rent: £10 PA. Service Charge: £1,259.56 PA.

LOCAL AUTHORITY

Cheshire East County Council

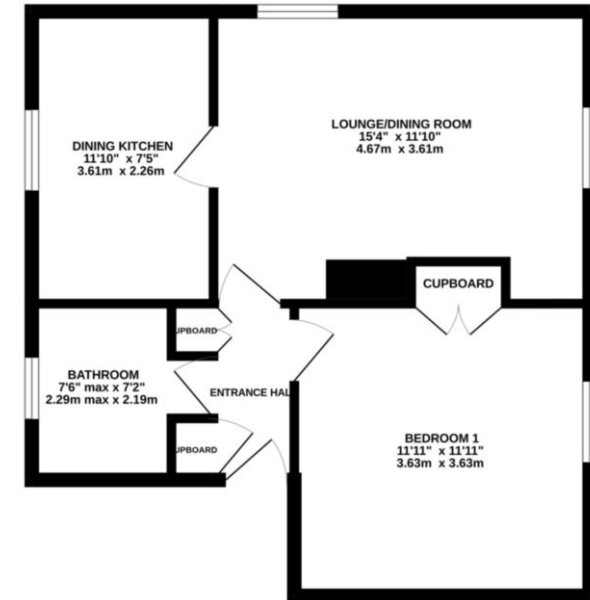
TAX BAND

Band: A

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 486 sq.ft. (45.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Smartplan 12.0.2

ALDERLEY EDGE OFFICE

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**GASCOIGNE
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