



**GASCOIGNE
HALMAN**

4 KINGSBURY HOUSE, ST. HILARYS PARK, ALDERLEY
EDGE

THE AREAS LEADING ESTATE AGENT



4 KINGSBURY HOUSE, ST. HILARYS PARK, ALDERLEY EDGE

A spacious, executive three-bedroom duplex apartment located in the exclusive St Hilarys Park gated development, set in the heart of Alderley Edge Village.

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 stunning duplex apartment is an exemplar of generous proportions and elegant presentation, arranged over the ground and first floors of the prestigious Kingsbury House in Alderley Edge. The building is part of the exclusive St. Hilarys Park, which is located in the heart of Alderley Edge village. It boasts a gated and secure entrance, with a pedestrian gate that opens directly onto the high street, providing easy access to the fabulous amenities of the village and is a popular choice for downsizing clients due to its spacious accommodation and convenient location. The property offers ample allocated parking space for residents, along with additional parking spaces for visitors and is surrounded by well-maintained communal grounds, providing ample recreational space for residents.

This particular duplex apartment, is an excellent example of luxury living, offering a spacious floor area of over 2200 square feet across the ground and first floors. The two floors are connected by an oak spiral staircase, and there is also the option of using the lift to navigate between the floors. The property features secure communal entrances on both the ground and first floors. Upon entering through the ground floor, you are greeted by an entrance hall, a large reception hall, a bright lounge, and two bedrooms serviced by a fitted shower room.

The first floor also includes an entrance door and hall, a spacious living room, a dining room, and a fitted bathroom. The dining kitchen has been finished to a high standard, with stone work surfaces and an extensive range of integrated appliances. Completing the first floor is a wonderful master bedroom, which includes a selection of built-in storage space, an ensuite shower room and a westerly-facing balcony, which enjoys the afternoon and evening sunshine.

DIRECTIONS

SK9 7DA

LOCAL AUTHORITY

Cheshire East County Council

TAX BAND

Band: G

TENURE

Share of Freehold - leasehold term of 150 years from 2003.

SERVICE CHARGE

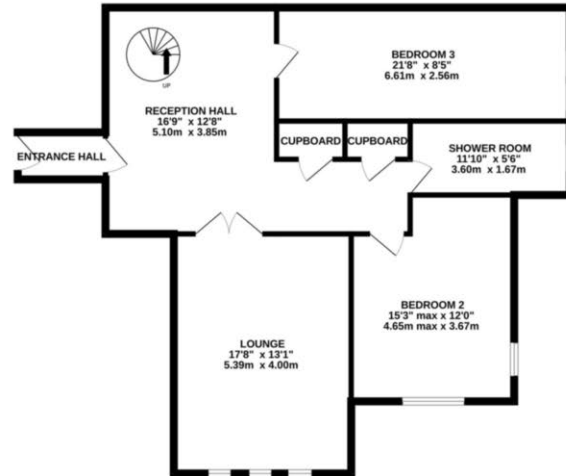
£478 Per calendar month

VIEWINGS

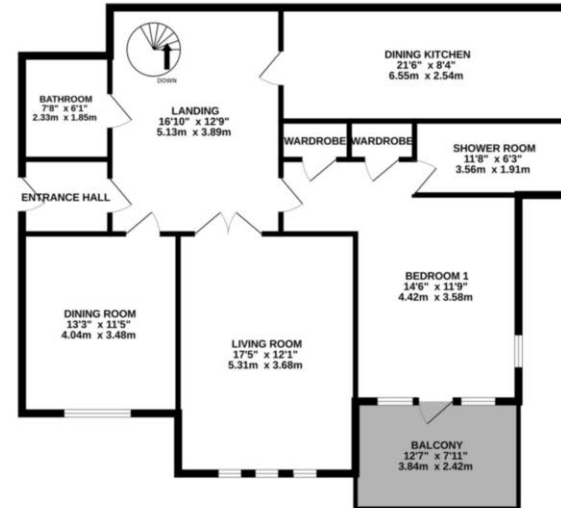
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
966 sq.ft. (89.7 sq.m.) approx.



1ST FLOOR
1181 sq.ft. (109.8 sq.m.) approx.



TOTAL FLOOR AREA: 2237sq.ft. (207.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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