



**GASCOIGNE
HALMAN**

BROOK VIEW COURT, BROOK LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT

A generous ground floor retirement apartment with well proportioned rooms situated in a superb position and views over the well stocked front and gardens of Brook View Court.

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

Positioned in a convenient location close to Alderley village, this ground floor apartment offers independent living within a friendly community. Brook View Court is ideal for socialising, with a communal lounge and communal external seating areas within the grounds. Located in a superb position within the development, benefiting from lots of natural light and boasting views over the gardens and open aspect to the rear this property is bound to be popular.

The property is accessed via the private car park which leads to the communal entrance hall. The apartment itself boasts a welcoming entrance hall with access to all rooms. The full accommodation comprises a functional kitchen, a generous, bright and open living room, two double bedrooms and a recently installed shower room. The property also benefits from having a storage cupboard which is useful for concealing any bulkier items one may have. It must also be noted that the outlook from all of the windows is certainly enviable.

DIRECTIONS

SAT NAV: SK9 7QG

TENURE

SERVICE CHARGE

Leasehold. Years remaining 65. Ground rent £85 pa.

LOCAL AUTHORITY

Cheshire East County Council

TAX BAND

Band: D

VIEWINGS

Viewing strictly by appointment through the Agents.

ALDERLEY EDGE OFFICE

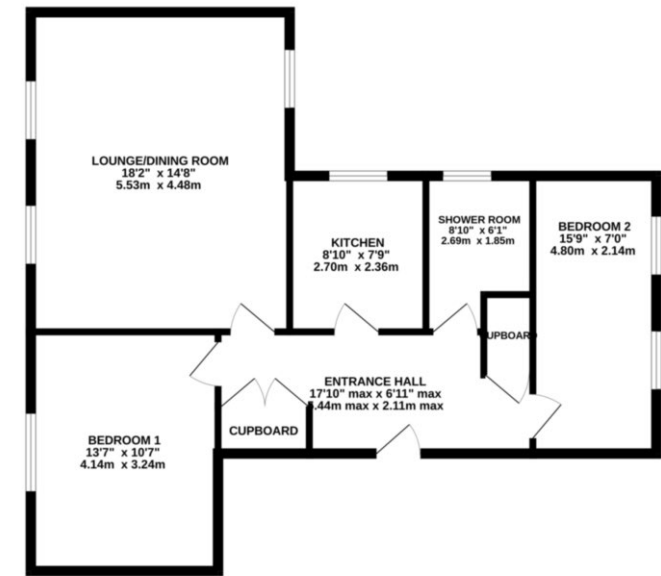
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GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.2 sq.m.) approx.
Measurements are approximate. Not to scale. For illustrative purposes only.
Made with SketchUp 2024

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