

**GASCOIGNE  
HALMAN**

12 WOLVERTON HOUSE, GEORGE STREET, ALDERLEY  
EDGE

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THE AREAS LEADING ESTATE AGENT

A well proportioned two bedroom apartment set in a popular modern development boasting secure under-croft parking and located at 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

Situated in the popular Wolverton House development, located at the heart of Alderley Edge village, with bars and restaurants, High Street amenities and Alderley Edge train station all within walking distance. This well balanced two bedroom, boasts light and spacious accommodation that is bound to appeal to many. Situated on the top floor, with access via a lift this apartment benefits from pleasant views over the rooftops 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 and lift to all floors, private entrance hall, a large open plan lounge/dining kitchen provides the principal reception space, two double bedrooms (master with en-suite) and a bathroom.

Externally the property has the benefit of an allocated, secure under-croft parking space. There is a communal roof garden for the enjoyment of all residents.

#### DIRECTIONS

SAT NAV: SK9 7EB

#### TENURE

Leasehold. 978 years remaining. Ground rent £76 every six months.

#### SERVICE CHARGE

Service charge £144.63 per month.

#### LOCAL AUTHORITY

Cheshire East County Council

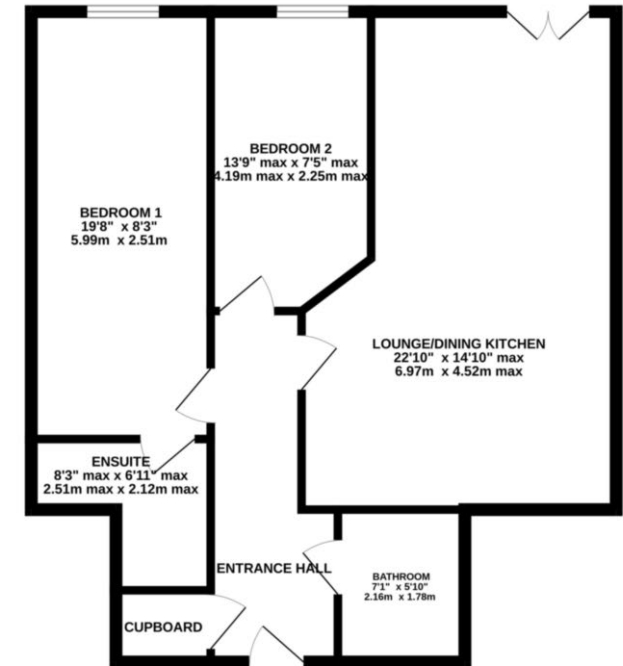
#### TAX BAND

Band: D

#### VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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#### ALDERLEY EDGE OFFICE

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