



**GASCOIGNE  
HALMAN**

7 KINGBURYS HOUSE, ST. HILARYS PARK, ALDERLEY  
EDGE

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THE AREAS LEADING ESTATE AGENT



## 7 KINGBURYS HOUSE, ST. HILARYS PARK, ALDERLEY EDGE

**Situated in a fantastic position with views towards the village. A spacious, executive apartment located in the exclusive St Hilarys Park gated development, at the heart of Alderley Edge.**

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 apartment of generous proportions is located on the first floor of the prestigious Kingsbury House. This executive property benefits from a fantastic position within the development with a Westerly orientation and corner position ensuring glorious amounts of natural light and the enjoyment of views towards the village. 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.

Offering over 1500 square feet of living space the accommodation comprises; an entrance hall that leads into a spacious and elegant dining hall. Double doors open into a beautifully designed kitchen, featuring granite worktops, quality appliances, and a central island unit that enhances both functionality and style. A charming window seat in the kitchen offers delightful views towards the village, making it a perfect spot for relaxation.

The expansive lounge is a highlight of the property, boasting large windows that provide picturesque views over the village. It is complemented by custom-built furniture and a striking feature fireplace, creating a warm and welcoming atmosphere.

The master bedroom is generously sized and comes with fitted furniture. It seamlessly flows into a dressing area, which then leads to an en-suite shower room, offering a private and comfortable retreat. The second bedroom is also a spacious double, with fitted wardrobes and providing ample room for guests or family members. The third bedroom, which can double as a study, features fitted furniture and provides access to a lovely balcony, perfect for enjoying some fresh air and outdoor views.

In addition to these rooms, there is a well-appointed main bathroom that caters to the needs of residents and guests alike. The property also includes a useful storage cupboard, adding to the practicality of the living space.

The property is accessed via a communal entrance area, equipped with both a staircase and a lift for convenience, leading to the first floor. Externally, there is the benefit of two allocated parking spaces for residents, along with additional parking spaces for visitors. Well-maintained communal grounds, providing ample recreational space for residents and the development is gated, ensuring security and peace of mind for all residents.

## DIRECTIONS

SAT NAV: SK9 7DA

## LOCAL AUTHORITY

Cheshire East Council

## TAX BAND

Band: G

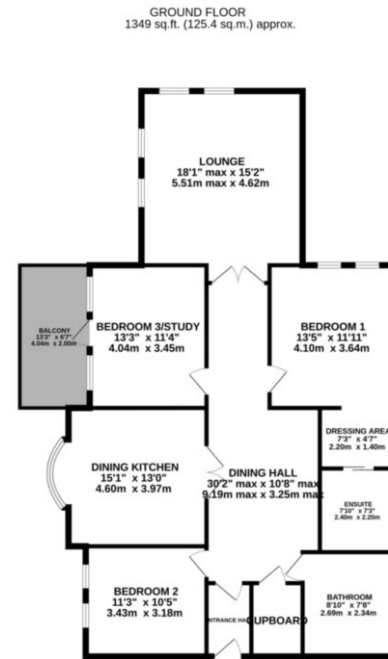
## TENURE

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

## SERVICE CHARGE

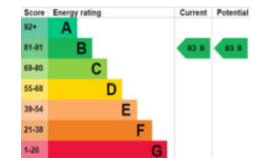
£5742 Per year

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 1349 sq.ft. (125.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrated purposes only.  
Made with HARPEN (2023)

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