



**GASCOIGNE
HALMAN**

19 ROYLES SQUARE, SOUTH STREET, ALDERLEY
EDGE

THE AREAS LEADING ESTATE AGENT



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A well-presented, two double bedroom apartment situated at the heart of Alderley Edge Village within the prestigious Royles Square development.

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

The only apartment on this floor, enhancing privacy and accessible via a lift for seamless mobility. This exclusive second-floor apartment is situated within the distinguished Royal Square development, centrally located in the thriving Alderley Edge village. This property caters to the refined tastes of discerning professionals and those seeking to downsize. A key distinguishing feature lies in the dual, Juliet balconies, which flood the property with natural light and offer views over the central courtyard garden.

The apartment comprises two spacious double bedrooms, including a master suite equipped with double doors and a Juliet balcony and en-suite facilities. The lounge/dining area again with double doors and a Juliet balcony, provides a versatile space for both relaxation and entertainment. A well-appointed kitchen and bathroom room complete the accommodation.

Ensuring convenience and security, the property boasts secure underground parking for two vehicles. Furthermore, residents have access to a meticulously landscaped communal courtyard garden, adding an element of tranquility to this pleasant living space.

DIRECTIONS

SAT NAV: SK9 7GN

TENURE

Leasehold. Remain years: 965

SERVICE CHARGE

Service Charge: 180 per month

GROUND RENT

Ground Rent: £180 PA.

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

Band: F

VIEWINGS

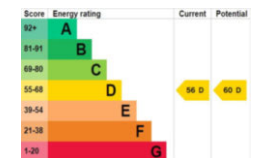
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 799 sq ft. (74.3 sq.m.) approx.
Measurements are approximate. Not to scale. Drawn for purposes only.
Made with Metropac (2024)

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