



**GASCOIGNE
HALMAN**

5 BROOK VIEW COURT, BROOK LANE, ALDERLEY
EDGE

THE AREAS LEADING ESTATE AGENT

A ground floor retirement apartment with well proportioned rooms and views over the gardens and open fields to the rear.

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 centre, 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. 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 bright and open living room with views over the garden and fields to the rear. A generous double bedroom and a shower room. The property also benefits from having a storage cupboard.

DIRECTIONS

SAT NAV: SK9 7QG

TENURE

Leasehold. Years remaining: 64. Ground Rent £60 PA.

SERVICE CHARGE

£340 per month

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL

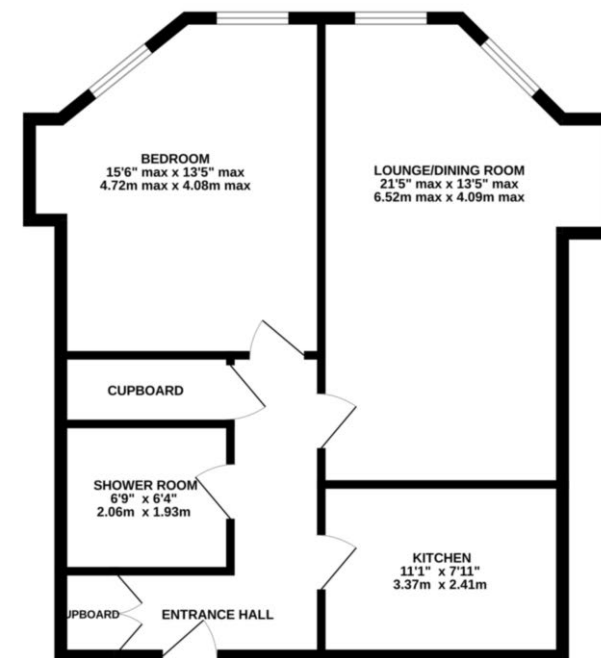
TAX BAND

Band D

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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ALDERLEY EDGE OFFICE

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