



**GASCOIGNE
HALMAN**

WATER GARDEN, ALDERLEY PARK, NETHER
ALDERLEY

THE AREAS LEADING ESTATE AGENT



WATER GARDEN, ALDERLEY PARK, NETHER ALDERLEY

An impressive two-bedroom apartment, situated within this exclusive development. Boasting accommodation presented to the highest possible standard, with a generous, south-facing covered terrace with views overlooking the water garden and beyond.

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

A remarkable ground-floor apartment within an exclusive, executive development constructed by the highly regarded property developers PJ Livesey. Crafted with attention to detail, the property is oriented to capture stunning views over the water gardens to the rear, ensuring a luxurious living environment. The development itself is a true sanctuary, combining architectural elegance with beautifully landscaped surroundings, making it highly sought after for those who value both privacy and refinement.

Upon entering the building, residents are welcomed into an impressive communal reception area, styled with lounge seating and direct access to the secure car parking garage. The sophisticated design of this shared space sets the tone for the quality and of the development as a whole, creating an inviting ambience that feels immediately welcoming.

A private entrance hall provides access to all rooms. Practicality has also been prioritised, with multiple storage cupboards. The principle living space offers open plan living. The lounge area enjoys two large, glazed doors that frame the views over the water garden, filling the space with natural light and providing seamless access to the covered terrace. An ideal dining area flows effortlessly into a state of the art kitchen, fitted with quartz worktops and a wide array of eye and base units. Integrated Siemens appliances and high-quality fixtures elevate the kitchen to the highest specification, embodying both style and functionality. Beyond the kitchen lies a dedicated utility room, designed to discreetly house additional white goods and provide practical storage.

The property features two well-appointed bedrooms, each thoughtfully designed to maximize space and comfort. The master bedroom is a true retreat, complete with a walk-in wardrobe and a private sliding door that opens onto the terrace, allowing for views of the water garden and surrounding landscape. The luxurious ensuite includes underfloor heating, a walk-in wet area and matching double sinks, adding to the suite's refined feel. The second bedroom, generous in size, also benefits from direct access to the terrace and similar picturesque views. The main bathroom, styled to the same high standard, offers both a bath and an overhead shower, completing the property's impressive array of amenities.

One of the most captivating features is the south-facing covered terrace, which can be accessed from all the main living areas. This terrace offers a peaceful spot to relax and enjoy the views over the water gardens, creating a perfect blend of indoor and outdoor living. The property comes with two dedicated secure parking space within the garage, adding further convenience.

Beyond the development itself, residents have access to a wealth of outdoor amenities within Alderley Park, from walking trails and footpaths to beautifully landscaped communal gardens. Nearby, the Churchill Tree gastropub provides a cosy spot for dining, and additional facilities such as paddle courts and a gym add to the appeal of this vibrant community.

With no onward chain, this exceptional property offers an unparalleled combination of privacy, luxury, and a connection to the natural beauty surrounding it.

DIRECTIONS

SAT NAV: SK10 4JY

TENURE

Leasehold, 992 years remaining. Ground Rent £1 pa.

SERVICE CHARGE

£271 pcm

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

BAND: F

VIEWINGS

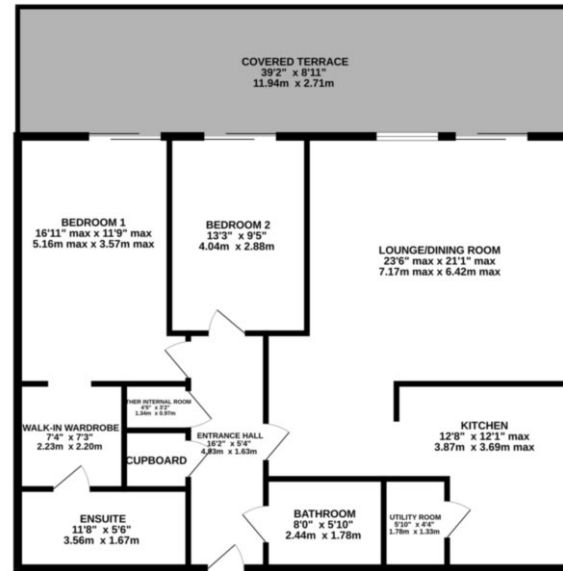
Viewing strictly by appointment through the Agents.

BEDROOM 1

FIRST FLOOR

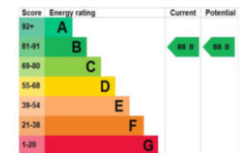
FLOORPLAN & EPC

GROUND FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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