



**GASCOIGNE
HALMAN**

9 SOUTH COURTYARD, ALDERLEY PARK, NETHER
ALDERLEY

THE AREAS LEADING ESTATE AGENT



9 SOUTH COURTYARD, ALDERLEY PARK, NETHER ALDERLEY

Larger than average, a versatile, recently constructed property offering over 1600 sq ft (approx) of accommodation. Presented to the highest possible standard and situated within the South Courtyard at the heart of the popular Alderley Park development.

The South Courtyard sits among the acreage at Alderley Park which is arguably one of the most desirable places to live in all of Cheshire. Residents here are free to enjoy over 400 acres of open parkland at their leisure with woodland walks to lakeside strolls being just a couple of the options. There are also on site facilities such as the new state of the art gym and the fantastic pub-restaurant The Churchill Tree which serves a mixture of traditional and modern cuisine as well as an array of drinks. Last but not least, the site also benefits from 24hr security teams who patrol the site regularly giving residents that extra peace of mind.

Beyond this, Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks & 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

Located at the heart of Alderley Park within the South Courtyard, forming part of the historic quarter. This contemporary home of particular architectural merit has been recently constructed by highly regarded P J Livesey, to an extremely high standard and offers spacious a 1600 sq ft (approx) of flexible, bright and spacious accommodation across three floors.

Boasting living accommodation that is more spacious than most within the South Courtyard, at the ground floor there is a generous entrance hall with a large downstairs W/C. Moving to the rear of the property you find the main living space in the house, the open plan family/dining kitchen. This space stretches the full depth of the property and as such has dual aspect to the front and rear allowing for a good degree of natural light throughout. The kitchen itself is finished in a contemporary style with a range of integrated NEFF appliances. The family and dining areas create a perfect entertaining space but also have a cosy feel about them. The bi-folding doors overlooking the rear garden allowing you to extend the your living area into the garden especially during the warmer months.

At first floor level there are three good sized bedrooms. The master is fitted with an extensive range wardrobes and also boasts a stunning en-suite bathroom with Villeroy and Boch sanitary wear. The other two bedrooms are served by a family bathroom, again with excellent quality fittings. On the second floor is a large room that is currently utilised as a study but could easily be another large bedroom, with a spacious roof terrace enjoying views over the development which catches the afternoon and evening sun.

Externally this property is approached via a stone pathway which is bordered by mature planting. The rear garden has been thoughtfully landscaped by the current owners to offer, private, low maintenance outside space with considered planting and screening. This property has the benefit of Two allocated parking spaces.

DIRECTIONS

SAT NAV: SK10 4JT

TENURE

Leasehold. 993 years reaming. Ground Rent £1 per month. Service Charge £105 per month.

LOCAL AUTHORITY

Cheshire East County Council.

TAX BAND

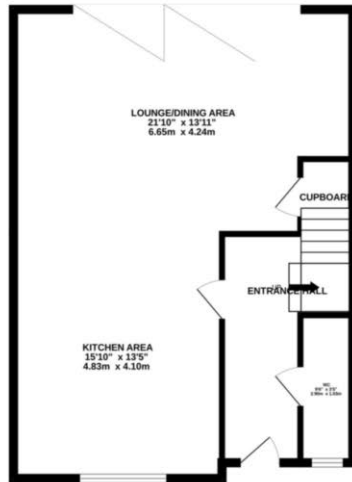
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VIEWINGS

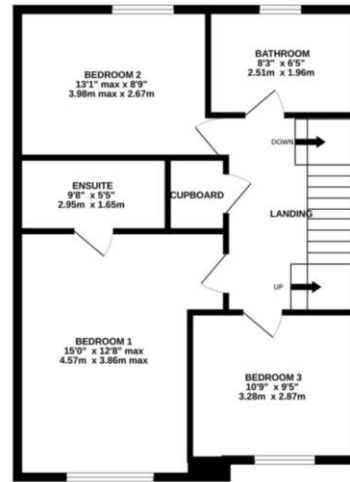
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



2ND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1601 sq.ft. (148.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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