



**GASCOIGNE  
HALMAN**

35 BARNFIELD HOUSE, ST HILARYS PARK, ALDERLEY  
EDGE

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THE AREAS LEADING ESTATE AGENT





## 35 BARNFIELD HOUSE, ST HILARYS PARK, ALDERLEY EDGE

**A well-appointed lower ground floor apartment offering generous, extremely flexible accommodation set within private gated grounds within walking distance of Alderley Edge village**

Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements and the area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-City links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.





## DESCRIPTION

Located within the prestigious Barnfield House in the sought-after St. Hilary's Park, this spacious lower ground floor apartment offers well-presented accommodation within a select modern development, just a short distance from Alderley Edge Village.

Accessed via a secure gated entrance, the property benefits from two allocated parking spaces and enjoys beautifully maintained communal grounds, providing a sense of space.

A few steps lead down to the apartment where a generous entrance porch, opens into an exceptionally large reception hall. From here, double doors lead into the spacious lounge/dining room, which flows seamlessly into the well-appointed kitchen, featuring a range of high-quality integrated appliances and ample storage.

The flexible layout offers the potential for up to three bedrooms. The master suite boasts a large bay window and a generous en-suite bathroom. A second bedroom, also with an en-suite, provides comfortable guest accommodation, while the third bedroom offers versatility, serving equally well as an additional reception room if required. A principal bathroom with an airing cupboard completes the internal accommodation.

Situated in the heart of St. Hilary's Park, this property enjoys expansive communal gardens, secure parking, and an enviable location within easy reach of Alderley Edge Village. Offered for sale with no onward chain, this is a rare opportunity to acquire a premium home in a highly desirable setting.

## DIRECTIONS

SAT NAV: SK9 7DA

## TENURE

Share of the Freehold - Leasehold term of 150 years from 2003.

## SERVICE CHARGE

Circa £5376.46 per annum

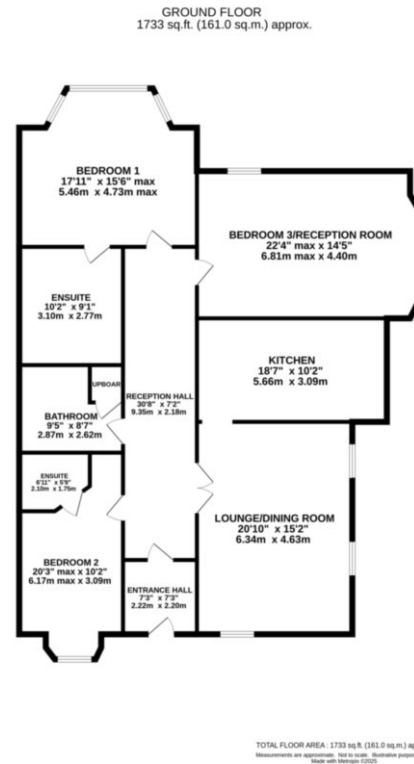
## LOCAL AUTHORITY

Cheshire East Council

## TAX BAND

Band: G

## FLOORPLAN & EPC



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### ALDERLEY EDGE OFFICE

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