



**GASCOIGNE
HALMAN**

1 LIBRARY PLACE, LONDON ROAD, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT

A well appointed, first floor apartment, with valuable allocated parking space. Situated within this select modern development at the heart of Alderley Edge village.

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

Library Place is an exclusive development of apartments located in the heart of Alderley Edge Village, offering the convenience of village amenity right on the doorstep.

Situated in a corner position on the first floor, this thoughtfully enhanced two-bedroom apartment has been significantly improved by the current owner and offers modern contemporary accommodation making excellent use of the light and space throughout.

The private entrance hall provides access to all rooms, with the principal living area designed as an open-plan with kitchen, dining, and living space. This welcoming area features a solid oak floor, a charming bay window, and a recently installed kitchen, creating a bright, spacious, and comfortable environment.

There are two generously sized double bedrooms, including a master bedroom with an en suite, alongside a modern, contemporary-style family bathroom.

A key advantage of this property is the allocated parking space, a highly sought-after feature in the heart of the village. This apartment offers an ideal opportunity for those seeking a stylish pied-à-terre or a convenient bolt hole to enjoy village life. Viewings are highly recommended.

DIRECTIONS

SAT NAV: SK9 7GP

TENURE

Leasehold. 125 year remaining. Commencing 1/1/2003.

SERVICE CHARGE

£1,200 pa.

GROUND RENT

£300 pa.

LOCAL AUTHORITY

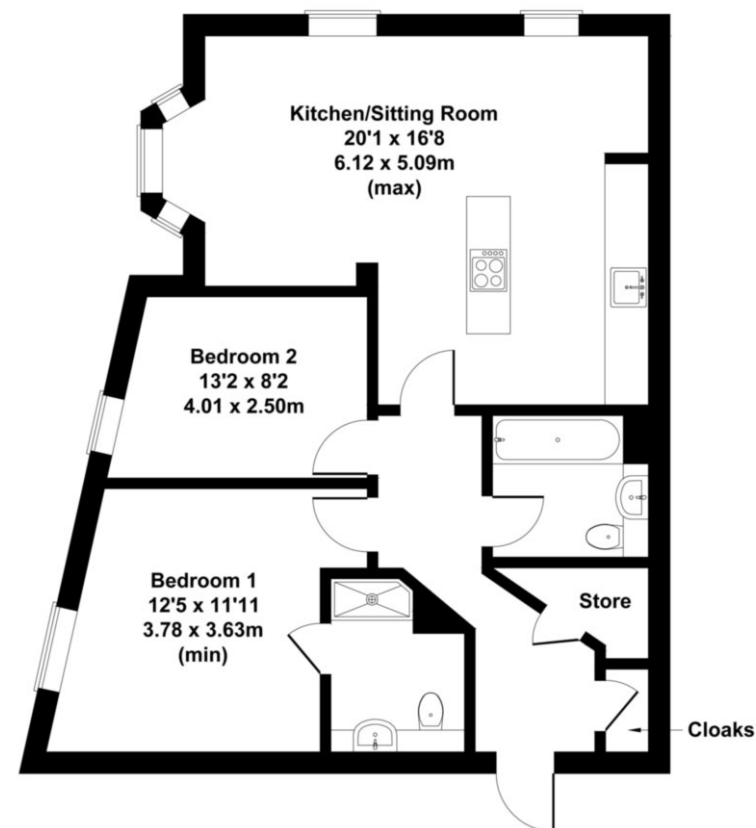
Cheshire East Council

TAX BAND

BAND: E

VIEWINGS

Viewing strictly by appointment through the Agents.



ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignehalman.co.uk

6 London Road, Alderley Edge, Cheshire, SK9 7JS

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