



**GASCOIGNE
HALMAN**

26 ROYLES SQUARE, SOUTH STREET, ALDERLEY
EDGE

THE AREAS LEADING ESTATE AGENT

A well-presented, two double bedroom apartment situated at the heart of Alderley Edge Village within the prestigious Royles Square development.

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

Situated at the heart of Alderley Edge Village, this second floor apartment forms part of a highly regarded and modern development, combining stylish contemporary living with all the vibrancy and convenience the village has to offer. Accessed the entrance on South Street, the apartment enjoys an elevated position within the building, enhancing the sense of privacy.

The principal living space is open plan, offering a well-balanced lounge and dining area alongside a thoughtfully designed and well-appointed kitchen. There are two double bedrooms, including a principal suite with en suite shower room, as well as a separate main bathroom.

Residents benefit from access to beautifully landscaped

communal gardens, providing a tranquil outdoor space, and the property also includes a parking space within a secure, gated undercroft parking area - a rare and valuable feature in central Alderley Edge.

Offered for sale with no onward chain, this apartment is ideally suited to professionals, first-time buyers, investors, or downsizers looking to enjoy the best of village living with contemporary comfort.

DIRECTIONS

SAT NAV: SK9 7GN

TENURE

Leasehold. 976 years remaining.

SERVICE CHARGE

£2592pa

GROUND RENT

£195pa

LOCAL AUTHORITY

Cheshire East Council

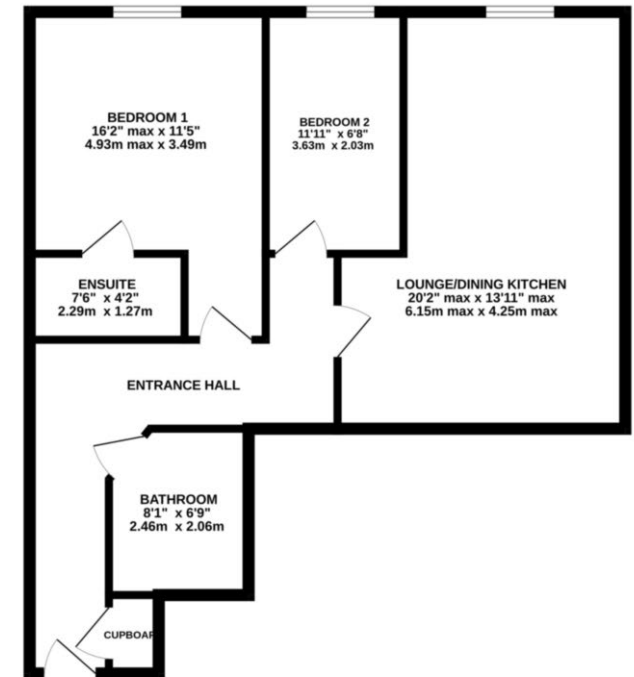
TAX BAND

Band: E

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metagen 12/2023

ALDERLEY EDGE OFFICE

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**GASCOIGNE
HALMAN**

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