



**GASCOIGNE
HALMAN**

HURST LEA COURT, ALDERLEY EDGE, EPC : C /
COUNCIL TAX BAND D

THE AREAS LEADING ESTATE AGENT



HURST LEA COURT, ALDERLEY EDGE, EPC : C / COUNCIL TAX BAND D

Recently refurbished to the highest possible standard, a two double bedroom ground floor apartment offering in excess of 1000 sq ft of accommodation, southerly facing patio garden and located within close proximity of Alderley Edge village and train station.

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 is 0.2 miles from the property and offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away or Terminal 2 is accessible by train directly from Alderley Edge Train station.





DESCRIPTION

This generous ground floor apartment extends to over 1000 sq ft (approx.) and has undergone extensive renovation and improvement works by the current owner, resulting in an incredibly unique offering. Located within close proximity of Alderley Edge Village and train station (0.2 miles away) and set within a highly regarded development, the property is accessed via a private entrance and enjoys a desirable ground floor position with a private patio space benefitting from a Southerly-facing orientation, all set amidst beautifully maintained communal gardens. This outdoor space is a rare find and a major attraction for those seeking apartment living with private external areas.

Internally, the accommodation is nothing short of spectacular. The main living area is open plan and offers a superb family dining kitchen. This area has been recently remodelled to a high standard and features a modern shaker-style kitchen with integrated appliances, a central island, and an adjoining family area anchored by a contemporary freestanding living flame burner. The generously proportioned separate lounge with enough space to comfortably accommodate both a lounge and dining area. Is flooded with natural light through large windows and patio doors that open out to the private patio.

Both bedrooms are double in size and feature fitted wardrobes, while the shower room has been completely renovated and now showcases a beautifully presented contemporary suite. In addition, there is a separate WC with a useful utility room, adding to the property's practicality. One of the standout benefits of this apartment is the abundance of built-in storage, with cupboards in both the entrance hall and internal hallway.

The property also includes a garage, with a recently installed, high security up-and-over door. Located within a detached garage block, positioned as the nearest one to the apartment and offering further storage options as well as a parking space in front of it. Presented in turn-key condition, the home has been renovated with care and attention to detail throughout. The development itself is popular and meticulously maintained, with the added advantage of being within close proximity to the village. This is a truly exciting opportunity for those looking for high-quality apartment living with the rare benefit of private outdoor space.

DIRECTIONS

What3Words: Wants Exile Figure

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

Band: D

TENURE

Share of the freehold.

SERVICE CHARGE

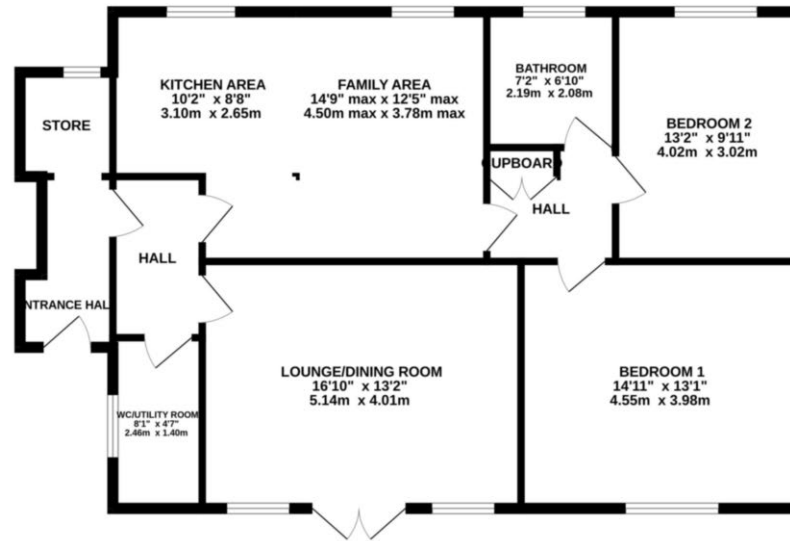
Service Charge £150 pm.

VIEWINGS

Viewing strictly by appointment through the Agents.

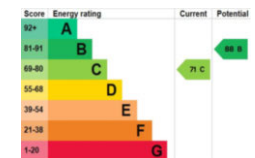
FLOORPLAN & EPC

GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metagix (2022)

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignehalman.co.uk

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

**GASCOIGNE
HALMAN**