



**GASCOIGNE
HALMAN**

1 WOLVERTON HOUSE, GEORGE STREET, ALDERLEY
EDGE

THE AREAS LEADING ESTATE AGENT



1 WOLVERTON HOUSE, GEORGE STREET, ALDERLEY EDGE

A spacious and well-presented two double bedroom ground floor apartment located 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

Situated within the highly sought-after Wolverton House development just off George Street, this beautifully presented ground floor apartment enjoys a prime position at the heart of Alderley Edge Village. The property benefits from exceptional natural light throughout, enhanced by an attractive bay feature that provides generous and flexible living space. Being positioned on the ground floor, although with lift access to all floors, the apartment offers superb accessibility for all.

Upon entering, the private entrance hall provides a welcoming introduction to the home, with a useful storage cupboard easily accessed from this area. A further hallway leads to all principal rooms. The open-plan living space forms the heart of the apartment, featuring a well-appointed kitchen with integrated appliances which seamlessly flows into the spacious lounge and dining area. The elegant bay window detail currently accommodates the dining area and, combined with large windows, ensures the space is flooded with natural light, creating a bright and inviting environment.

There are two double bedrooms, both tastefully presented. The principal bedroom enjoys a Juliet balcony overlooking the development's landscaped gardens, fitted wardrobes, and a recently installed en-suite shower room. The second bedroom is equally generous in size and is served by a modern, recently refitted bathroom.

The accommodation has been meticulously maintained by the current owners and offers a stylish, move-in-ready home. Residents benefit from an secure undercroft parking space, with visitor parking available, as well as a communal rooftop garden for all to enjoy. Its central village location places it within easy reach of all local amenities, shops, cafés and transport links, making it a perfect choice for professionals, downsizers or those seeking a low-maintenance lifestyle in a vibrant village setting.

DIRECTIONS

SAT NAV: SK9 7EB

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

Band: D

TENURE

Leasehold. 979 years remaining. £150 pa ground rent.

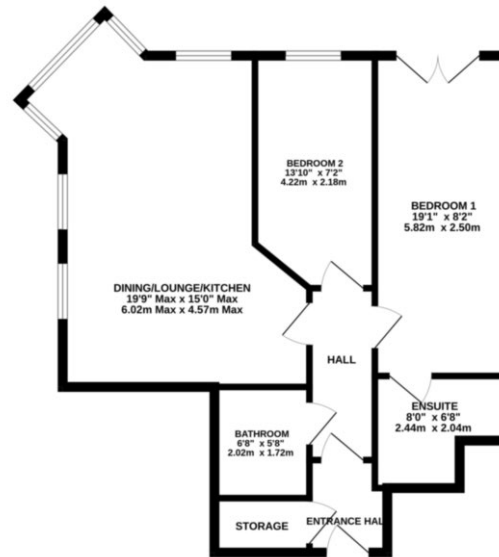
SERVICE CHARGE

Service Charge £1860 pm.

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
679 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 754sq.ft. (69.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Letting 123D

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