



**GASCOIGNE  
HALMAN**

6 HURST LEA COURT, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT





## 6 HURST LEA COURT, ALDERLEY EDGE

**Presented to an incredibly high standard, a two double bedroom first floor apartment offering over 1000 sq ft of accommodation, with generous southerly facing balcony 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 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

Offering accommodation extending to over 1,000 sq ft, this impressive first-floor apartment is situated within the highly regarded Hurst Lea Court development, accessed just off Brook Lane and positioned within extremely close proximity to the amenities of Alderley Edge Village.

The property has been much loved and significantly improved by the current owners and immediately conveys a welcoming sense of warmth upon entry. Abundant natural light floods the apartment throughout, further enhancing the generous living space on offer.

Hurst Lea Court is set within meticulously maintained communal grounds, creating an excellent sense of arrival. The apartment is accessed via a well-presented communal entrance hall with staircase leading to the first floor, which has recently been re-carpeted and re-decorated, reflecting the overall quality of the development.

Internally, the care and attention given to the property are immediately apparent. The entrance hall provides access to a large storage cupboard and leads into the dining room, which features an impressive floor-to-ceiling glazed window and ample space for a dining table. An opening from the dining room flows seamlessly into the principal living area.

The lounge is a bright and inviting space, with large picture windows and double doors opening onto the balcony, allowing natural light to pour in. A feature fireplace provides an attractive focal point. The southerly-facing balcony is the largest within the development and is a particular highlight, offering a pleasant outdoor seating area, ideal for enjoying the warmer months.

Externally, the property enjoys access to the beautifully maintained communal gardens. In addition, the apartment benefits from a garage, providing secure parking or useful additional storage.

This is a rare opportunity to acquire a superb first-floor apartment in excellent condition, within close proximity to the village, and further enhanced by a southerly-facing balcony.

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## DIRECTIONS

SAT NAV: SK9 7QF

## TENURE

Leasehold. 938 Years Remaining.

## SERVICE CHARGE

£164 Service Charge (including ground rent).

## LOCAL AUTHORITY

Cheshire East Council

## TAX BAND

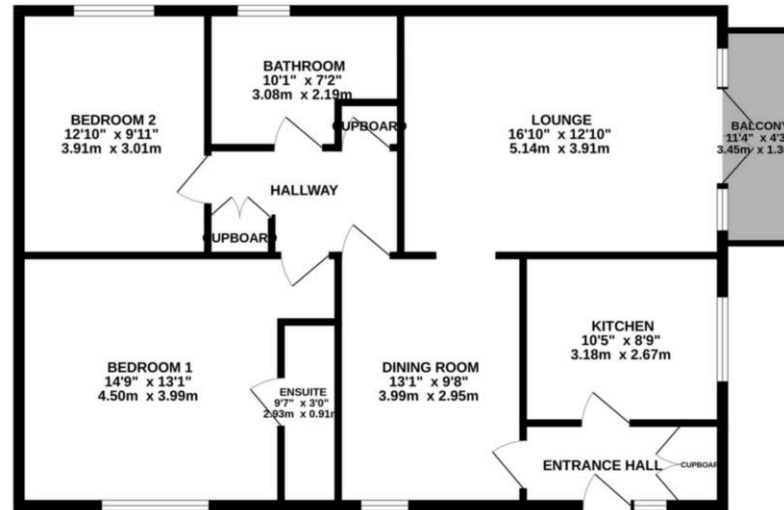
Band: D

## VIEWING

Viewing strictly by appointment through the Agents.

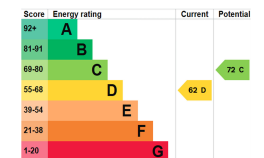
## FLOORPLAN & EPC

GROUND FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix (2020).

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