



**GASCOIGNE
HALMAN**

63A LONDON ROAD, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT

A generous two double bedroom duplex apartment, located at the heart of Alderley Edge Village boasting spacious living accommodation and with the benefit of private parking. NO HIGHER CHAIN

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 generous accommodation, this two double-bedroom duplex apartment is located in the heart of Alderley Edge Village. The property boasts exclusive first-floor access and covers an area of approximately 1083 square feet. It features a spacious lounge and a functional dining kitchen, as well as a well-appointed bathroom, meeting the

demands of modern living. The second floor comprises two generously sized double bedrooms, and the property also includes a private parking space (accessed from The Avenue) and a compact yet inviting patio area. Importantly, this property is available with no higher chain, offering a tempting investment opportunity in a prime location.

DIRECTIONS

SAT NAV: SK9 7DY

TENURE

Leasehold. Years remaining: 864. Ground rent: A Peppercorn.

LOCAL AUTHORITY

Cheshire East County Council. Telephone 0300 123 5500.

TAX BAND

Tax Band: B

VIEWINGS

Viewing strictly by appointment through the Agents.

ALDERLEY EDGE OFFICE

01625 590373

alderley@gascoignehalman.co.uk

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

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TOTAL FLOOR AREA: 1083 sq ft. (100.6 sq m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with floorplan 12123

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