



jordanfishwick

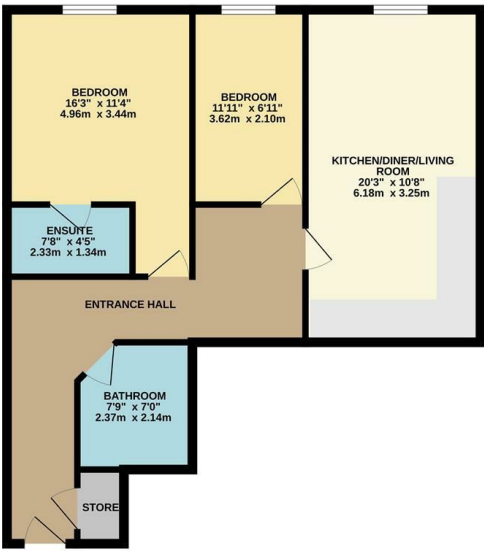
26 ROYLES SQUARE SOUTH STREET ALDERLEY EDGE SK9
Guide Price £309,950

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Situated within the heart of Alderley Edge Village, Royal Square is a modern purpose built development of apartments offering underground residents parking whilst benefiting from a prime central location. In brief this top floor apartment comprises a spacious and long private entrance hallway which provides access to the internal accommodation. There is an open plan living, dining and kitchen area. The kitchen comprises a modern range of matching kitchen units with several integrated appliances. There is ample space for a living and dining area with an outlook onto Wilmslow Road. There are two well proportioned bedrooms with the principal bedroom benefiting from a large ensuite modern shower room. Separately, there is a further bathroom fitted with a modern three piece white suite, as previously mentioned there is underground residents secure parking.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with NetLogo 6.2.0/24

- Central Alderley Edge
- Open plan kitchen
- Two bedrooms
- Two bathrooms
- Stylish second floor apartment
- Underground parking
- Prime location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	