





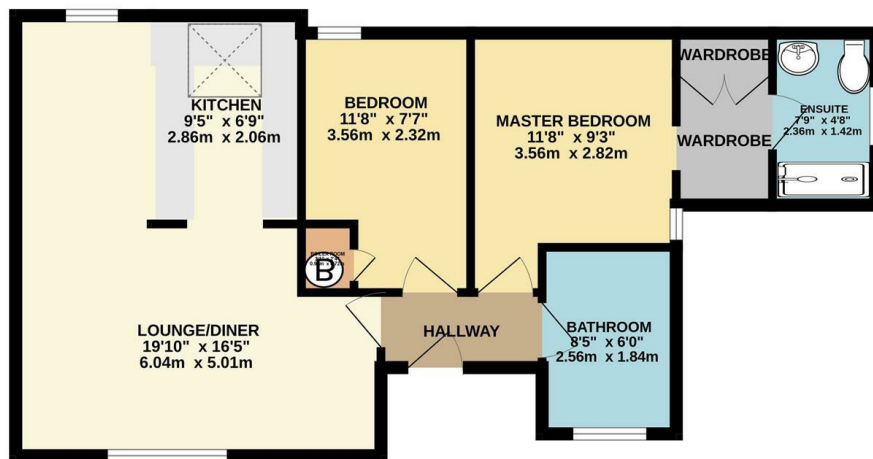
## 6 ARDERNE PLACE ALDERLEY EDGE SK9 7EN

Situated within the heart of Alderley Edge Village, this top floor (second floor) two double bedroom apartment is offered to the market with No Vendor Chain. Alderley Edge is a thriving village offering excellent local amenities whilst benefitting from easy access to the countryside surrounding.

The property in brief comprises an open plan living and dining space with a partial divide separating a modern fitted kitchen. The kitchen is fitted with a matching range of base and eye level units and benefits from having several integrated appliances which include a four ring gas hob, undercounter single oven, integrated fridge, slimline dishwasher and space for a washing machine. The property benefits from having two well proportioned double bedrooms with the principal bedroom benefitting from a walk-in wardrobe area with built-in wardrobes providing storage and hanging space and access through the dressing area to an ensuite shower room. The en-suite features a large shower enclosure, wash hand basin and w.c. There is also a separate bathroom, again fitted with a traditional three-piece white suite. The property is gas central heated via a modern gas combination boiler and double glazed. Externally the property benefits from having a residents car park and being a stone's throw from the village, walking distance of the centre and the train station is straightforward.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2014



- Second Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Central Location
- Easy access to Alderley train station
- Gas central heating & double glazing
- Allocated Parking
- No Chain



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