

# 3 Maple Court

Alderley Edge



Andrew J Nowell  
& Company



### 3 Maple Court, 58 Trafford Road, Alderley Edge, SK9 7DN

A recently constructed penthouse apartment with stunning open views located in the heart of Alderley Edge Village.

- West Facing Balcony
- No Onward Chain
- High Specification
- Garage and Parking

Maple Court is a recently constructed development of just three bespoke apartments located in the heart of Alderley Edge.

Number 3 which is the penthouse spans the entire top floor of the development and boasts a large west facing balcony accessed from both the Living Area and Principal Bedroom with delightful aspect.

Accessed via its own private entrance hall on the ground floor with superb double height window with stairs and a private lift to the penthouse.

There is an impressive 50ft living dining kitchen with large central island. The SieMatic Kitchen has contemporary units. Quartz worksurfaces, integrated Siemens Appliances with a Quooker water tap for boiling and sparkling water. The Living area has a contemporary living flame fireplace and two sets of sliding doors onto the balcony. There is a separate laundry room/utility room with a continuation of the SieMatic units.

The apartment benefits from underfloor heating throughout.







The Principal Bedroom Suite has doors opening onto the south facing balcony, large walk in dressing room which is fully fitted with bespoke joinery and an en-suite bathroom with separate bath and free standing shower. There are two further double bedrooms both with bespoke fitted joinery and en-suite shower rooms. The bathrooms have contemporary fittings and bespoke tiling.

The apartments are approached via a set of electric gates which leads to the two parking spaces and the detached garage. Externally the property boasts a substantial west facing balcony/terrace which enjoys a delightful private aspect surrounded by mature

trees. There is a communal garden which is shared between the three apartments with large lawn and mature borders.

The penthouse is located within walking distance of Alderley Edge Village which provides day to day needs in terms of shops and restaurants. The Edge is close by a local beauty spot of historical importance. The area is renowned for excellent schooling and the local train station, motorway links and Manchester Airport are within easy reach.

The property is offered for sale with No Onward Chain

Postcode -SK9 7DN

What 3 Words - [///drums.glass.global](http://drums.glass.global)

Council Tax Band – G

EPC Rating – B

Tenure – Leasehold (Share of Freehold)



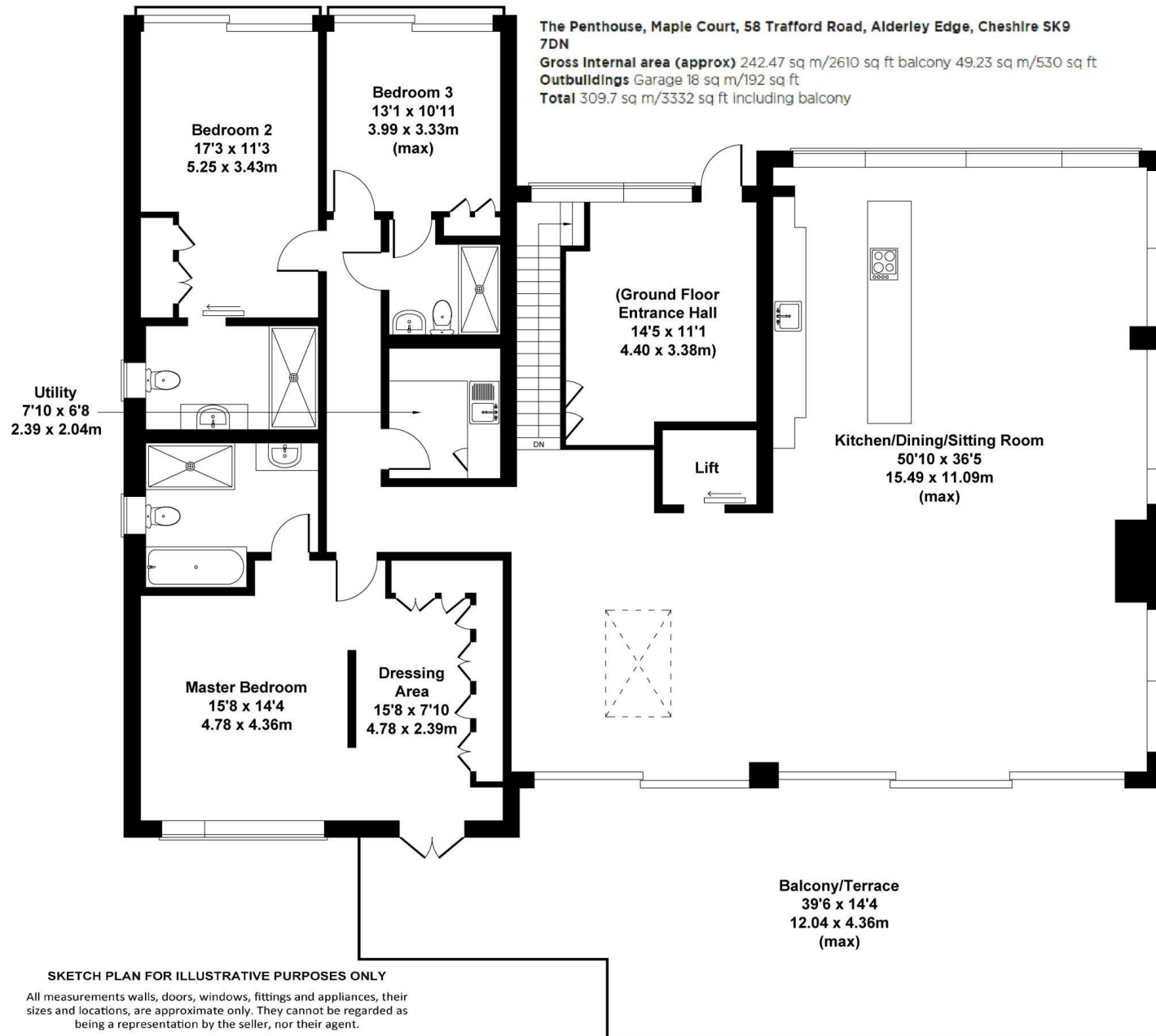
The Penthouse, Maple Court, 58 Trafford Road, Alderley Edge, Cheshire SK9

7DN

Gross Internal area (approx) 242.47 sq m/2610 sq ft balcony 49.23 sq m/530 sq ft

Outbuildings Garage 18 sq m/192 sq ft

Total 309.7 sq m/3332 sq ft including balcony



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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