

3B Woodlands Court  
Alderley Edge



Andrew J Nowell  
& Company



## 3B Woodlands Court, Congleton Road, Alderley Edge, SK9 7AB

A one-bedroom ground floor retirement apartment in this popular development with superb open views to the rear.

- Open Views
- No Onward Chain
- Communal Lounge
- Village Location

A well presented one double bedroom retirement apartment occupying a desirable ground floor position within a purpose built development of 30 apartments situated on Congleton Road within close proximity of the village.

The apartment is at the rear of the development and enjoys stunning views across the adjoining countryside and Cheshire plain. There is lift access to all floors and the apartment is double glazed. Telephone intercom and an emergency bell pull alarm.

The accommodation includes a hall (with recessed storage/cloaks cupboard and loft access), spacious living room (with south west rear facing aspect), kitchen laminate work surfaces, tiled splash backs and integrated appliances that include an electric oven, hob, extractor and fridge freezer), double bedroom (with recessed wardrobe) and a shower room with a walk in shower and external window.





There is brick paved driveway which provides parking facilities for the apartments and visitors (Parking spaces are available to rent for residents, subject to availability). The main extent of the grounds are positioned to the rear of the development where there is a large south west facing communal garden with a substantial paved patio/terrace, lawn and well stocked trees and shrub borders.

Woodlands Court is located within easy reach of Alderley Edge Village Centre, the village offers a good range of shopping including the Waitrose supermarket, stylish boutiques and fine restaurants.

The area is renowned for its excellent schooling and The Edge is a well-known beauty spot of historical importance with excellent walks. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

The property is offered for sale with no onward chain.

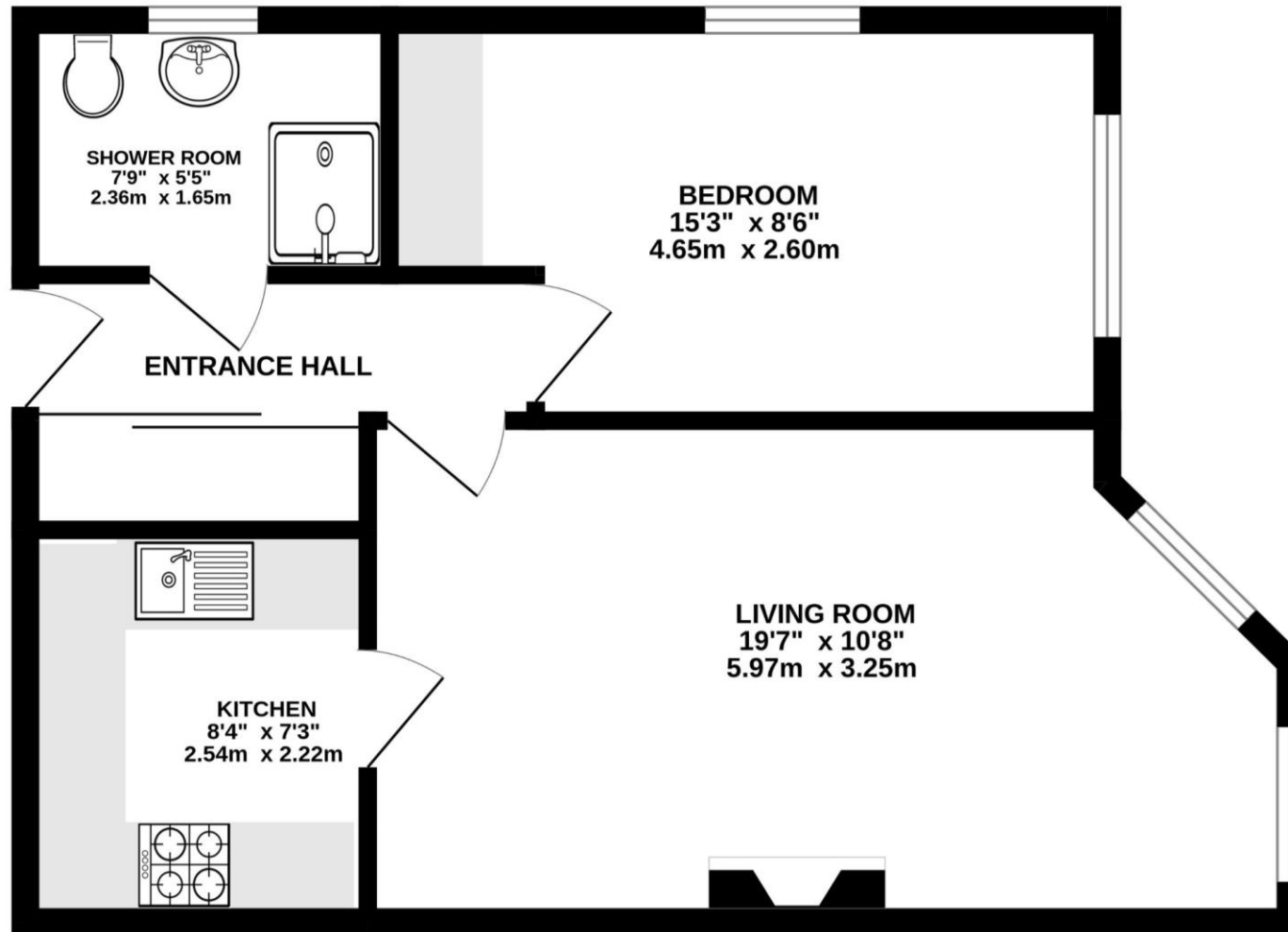
Postcode – SK9 7AB

What 3 Words – [///soft.clouds.care](http://soft.clouds.care)

Council Tax Band – C

EPC Rating – C

Tenure – Leasehold



**GROUND FLOOR**  
 465 sq.ft. (43.2 sq.m.) approx.

TOTAL FLOOR AREA : 465 sq.ft. (43.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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