

15 Cedar Square
Alderley Park



Andrew J Nowell
& Company



15 Cedar Square, Alderley Park, Nether Alderley, SK10 4UP

An immaculate three bedroom, three bathroom end townhouse recently constructed and situated in the exclusive Alderley Park Development.

- Open Plan Kitchen
- Prime Position
- 3 Double Bedrooms
- Landscaped Garden

15 Cedar Square is an attractive three storey end townhouse constructed by renown local house builders PH Homes.

Occupying a prime position within the development overlooking the Cedar Tree to the front and with views across to The Water Garden to the rear.

Offering spacious and versatile accommodation finished to an exacting standard throughout. On the ground floor is the superb open plan living kitchen with contemporary SieMatic units, quartz worksurfaces, AGA and integrated NEFF appliances with double French doors opening onto the garden. In addition on the ground floor is the entrance hall, utility room, cloakroom WC and integrated store room.

To the first floor is the sitting room with double Juliette balcony and central fireplace with built in alcove units. There is a cloakroom WC and a double bedroom with en-suite shower room. On the second floor is the substantial principal bedroom suite and the third bedroom both with en-suite bathrooms. All the bedrooms have built in wardrobes. The bathrooms have contemporary Duravit sanitary ware with Hansgrohe fittings and bespoke tiling.





Externally the property is approached via a brick paved driveway offering off road parking for two cars (with electric charging point). To the rear is an individually designed and landscaped rear garden with walled borders. Enjoying a south westerly aspect with planted beds and stone flagged patio.

Situated within the exclusive Alderley Park Estate the property benefits from access to the hundreds of acres of parkland, woodland and the popular Gastro Pub "The Churchill Tree". The centres of Alderley Edge and Wilmslow are within easy reach which offer ample options for day to day needs along with stylish boutiques and fine restaurants. The area is renown for excellent schooling and Wilmslow and Alderley Edge trains stations are easily accessible with regular trains to Manchester and London. The motorway system and Manchester Airport are both close at hand.

Important Information

What 3 Words – [///dollar.invested.easily](http://dollar.invested.easily)

Council Tax – G

EPC Rating – B

Tenure – Leasehold – 993 Years Remaining
Estate Charge: Approx £85 per month

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast Broadband available at the property

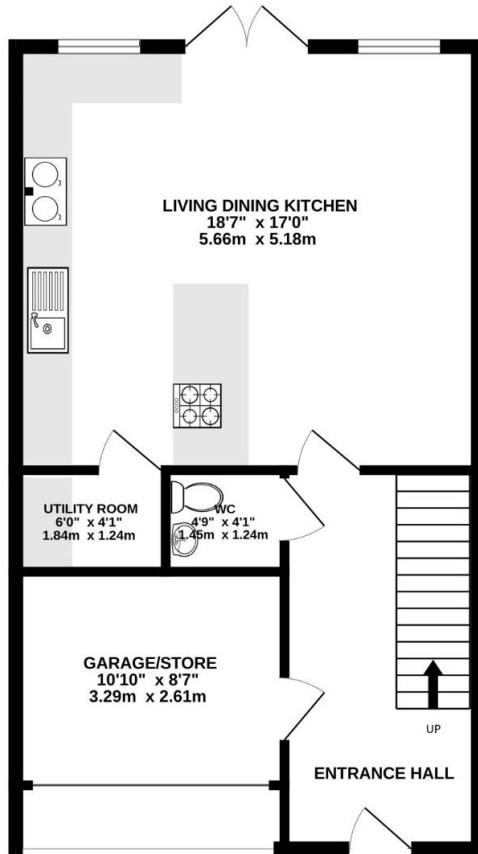
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone). Limited coverage indoors.

* Information provided by GOV.UK

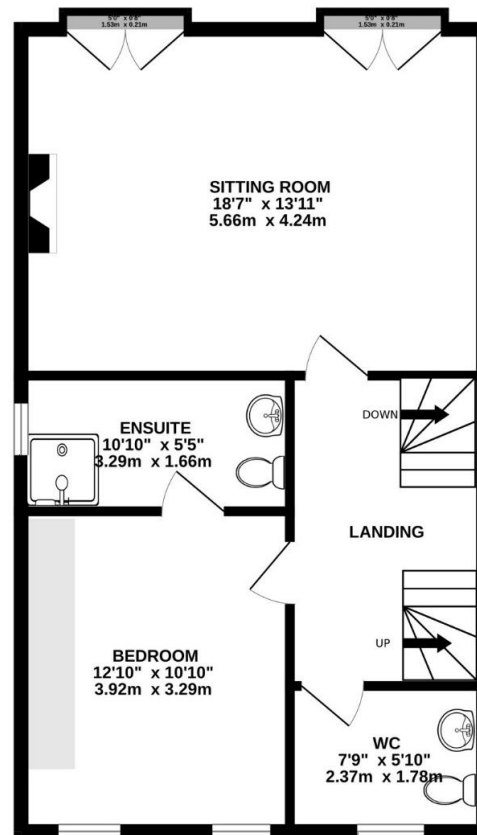
**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

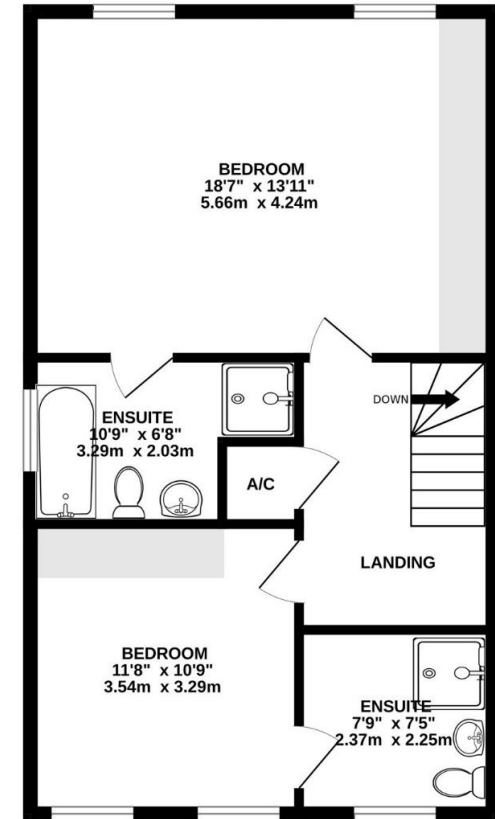
GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.1 sq.m.) approx.



2ND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 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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