

# 18 Oakbank

Alderley Edge



Andrew J Nowell  
& Company







## 18 Oakbank, Brook Lane, Alderley Edge, SK9 7QG

A substantial penthouse with high quality fittings throughout in an exclusive convenient gated development.

- Over 6,000 sq ft
- Gated development
- No Onward Chain
- Rooftop terrace

A stunning, unique and spacious penthouse duplex apartment in an exclusive gated development with high quality fittings throughout. Situated in a convenient location in Alderley Edge village.

Communal entrance hall with stairs and lift. The Penthouse has a large entrance hall, with direct lift access, impressive curved staircase, cloakroom, large well fitted contemporary kitchen with Gaggenau appliances, 2 dishwashers and hot water tap with filtered and sparkling water, dayroom, utility room with Miele washer and dryer, dining room, drawing room, media room, principle bedroom suite with dressing room and en-suite bathroom, two further guest bedroom suites with en-suite shower rooms, sun room adjacent to private roof terrace area with power and external speakers, gym/dance studio with sauna, steam room, showers, WC and changing room adjacent.

Lutron lighting and AV distribution, wet underfloor heating, are air conditioned throughout.









Secure basement storage rooms, two double garages with hydraulic stacking system, visitor parking and superb communal landscaped gardens.

Brook Lane is situated a few minutes' walk from the centre of Alderley Edge village. 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.

### Important Information

Council Tax – H

EPC Rating – TBC

Tenure – Leasehold – 131 Years Remaining  
Service Charge - £1,415 per month

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Gated Parking & Two Garages

What 3 Words – [///privately.metals.times](http://privately.metals.times)

Flood Risk\*: Very Low Flood Risk

Broadband\*\*: Ultrafast Broadband available at the property

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

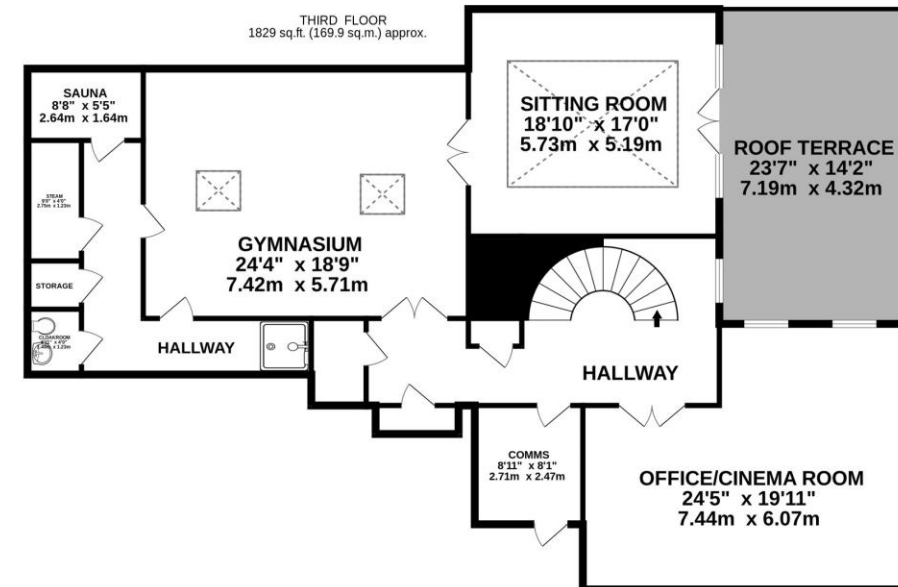
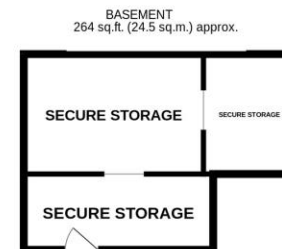
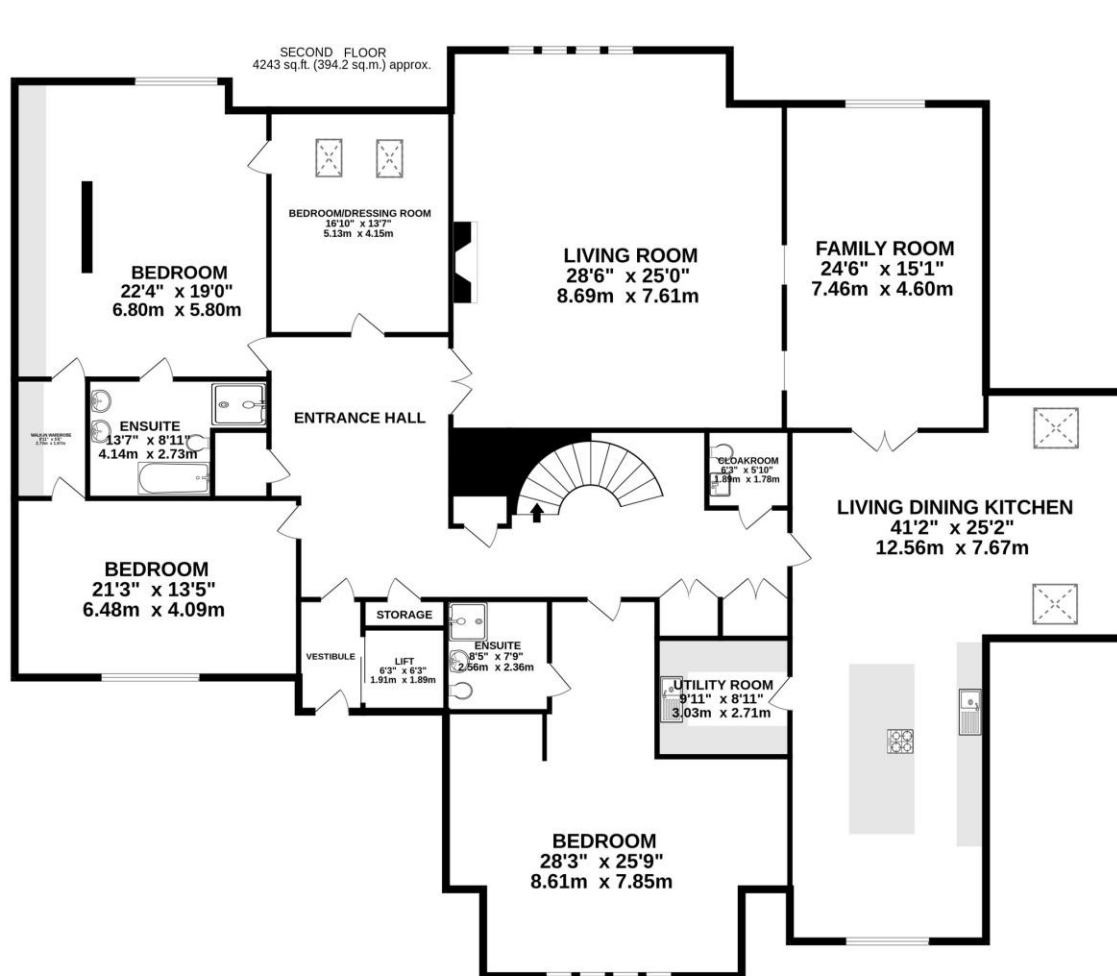
\* Information provided by GOV.UK

\*\*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.







TOTAL FLOOR AREA : 6335 sq.ft. (588.6 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.

Made with Metropix ©2024





8 London Road, Alderley Edge, Cheshire SK9 7JS  
Email: [mail@andrewjnowell.co.uk](mailto:mail@andrewjnowell.co.uk)

T 01625 585905  
[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)

**Andrew J Nowell**  
& Company

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.