

The Bell Tower

Alderley Edge



Andrew J Nowell
& Company



The Bell Tower, Highgrove, Ancoats Lane, Alderley Edge, SK9 7TT

A charming unique duplex apartment situated in this exclusive Grade II Listed development within easy reach of Alderley Edge and Knutsford.

- Over 2,400 Sq.ft
- Huge Potential
- Stunning Open Views
- Exclusive Development

The Bell Tower forms part of Highgrove, an exclusive development in this Grade II Listed County house made up of just 12 individual properties which enjoy immaculately maintained communal gardens extending to approximately 4 acres with stunning open views across the neighbouring countryside.

The Bell Tower is a duplex apartment occupying the first and second floors and extends to over 2,400 sq.ft of accommodation. The property is in need of modernisation and offers great potential for an incoming purchaser to add their own style to the property.

The accommodation comprises, entrance hall with cloaks cupboard, large central hallway which provides access to the kitchen and utility room, dining room and large drawing room with central fireplace and vaulted ceilings. On the first floor is also the second bedroom and main bathroom. To the second floor is the principal bedroom suite with dressing room and en-suite shower room. Two further bedrooms (one with en-suite shower room)





The Bell Tower is one of only three properties which is access via the first entrance to Highgrove which enters under the Lodge Gatehouse and then follows a long sweeping driveway which leads to the allocated parking. There are immaculate communal gardens extending to approximately 4 acres which consist of lawns, seating areas, pond with mature plants and they all enjoy super open views.

The property is located within easy reach of Alderley Edge and Knutsford which offer everything for day to day needs along with train stations with links to Manchester and London.

The property is offered for sale with no onward chain.

Important Information

Council Tax – G

EPC Rating – D

Tenure – Leasehold (share of freehold)– 102 Years remaining
Service Charge – £610 per month

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Allocated parking

What 3 Words – [///rhino.averts.poster](https://rhino.averts.poster)

Flood Risk*: Very Low Risk of flooding.

Broadband**: Superfast Broadband available at the property

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

* Information provided by GOV.UK

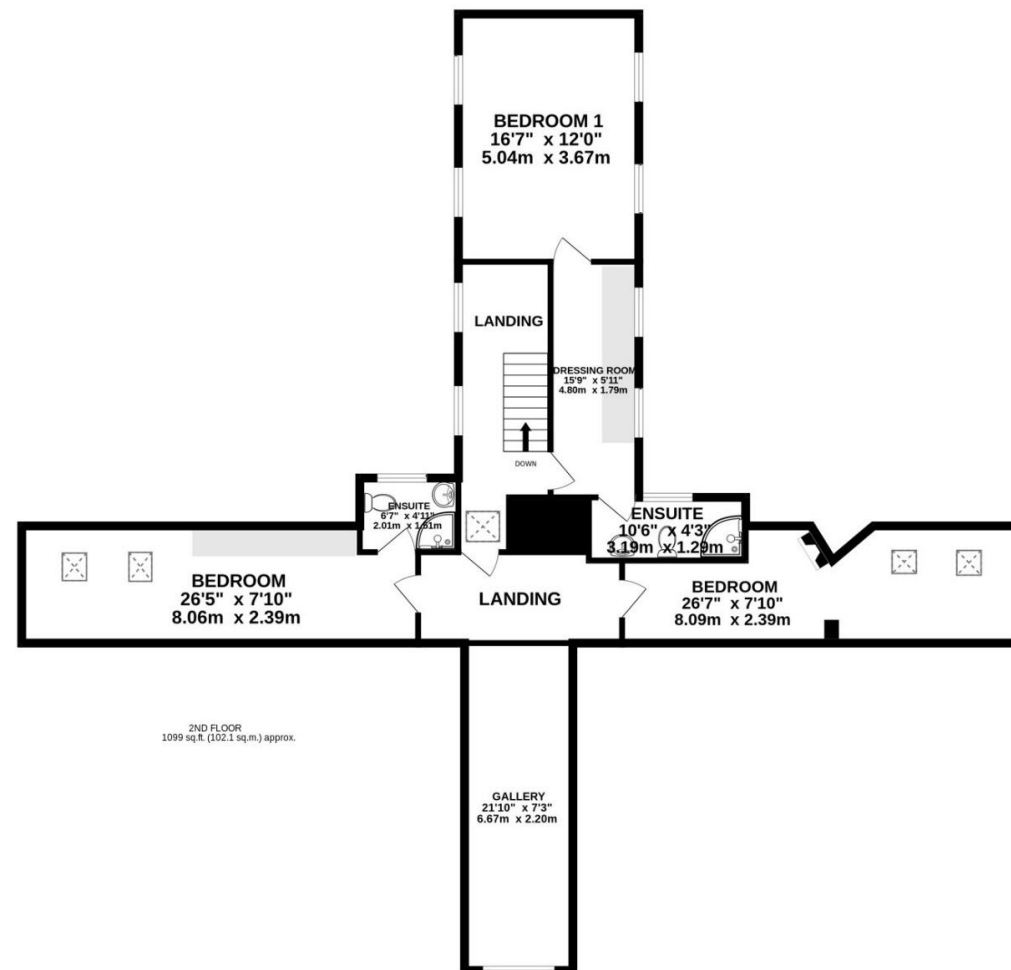
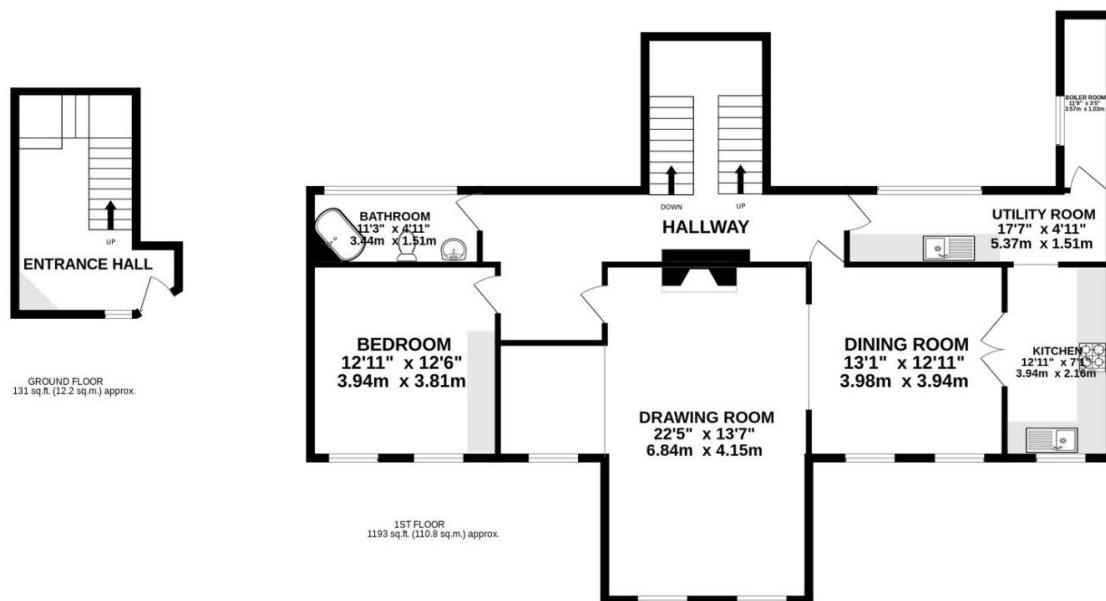
**Information provided by Ofcom checker.

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TOTAL FLOOR AREA : 2423 sq.ft. (225.1 sq.m.) approx.

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8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

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