

12 Wolverton House

Alderley Edge



Andrew J Nowell
& Company



12 Wolverton House, George Street, Alderley Edge, SK9 7EB

A well-presented two double bedroom, two-bathroom top floor apartment, located in the heart of Alderley Edge Village.

- Village Location
- Secure Parking
- Open Plan Living
- Top Floor

This superb property offers convenient access to an array of bars, restaurants, high street amenities, and Alderley Edge Train Station, all within a short walking distance.

The accommodation comprises an entrance hall with a recessed storage cupboard and loft access, leading to a spacious open plan living/dining kitchen. The living area features double glazed French doors opening to a Juliet balcony at the rear, while the kitchen area has been recently refitted with contemporary units and integrated appliances, including an electric oven, induction hob, extractor, fridge freezer, dishwasher, and washer dryer.

The main bedroom benefits from an en-suite shower room, complemented by a second double bedroom and a separate bathroom.



Additional features include UPVC double glazing, gas fired central heating, and lift access to all floors. The apartment also benefits from an undercroft parking space and access to an attractive communal roof garden, offering delightful views towards The Edge.

Offered for sale with no onward chain.

Important Information

Council Tax – D

EPC Rating – B

Tenure – Leasehold – 977 Yrs remaining

Service Charge - £144.63 per month

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Secure undercroft parking

What 3 Words – [///rings.bliss.weeks](https://rings.bliss.weeks)

Flood Risk*: Very Low Risk of flooding

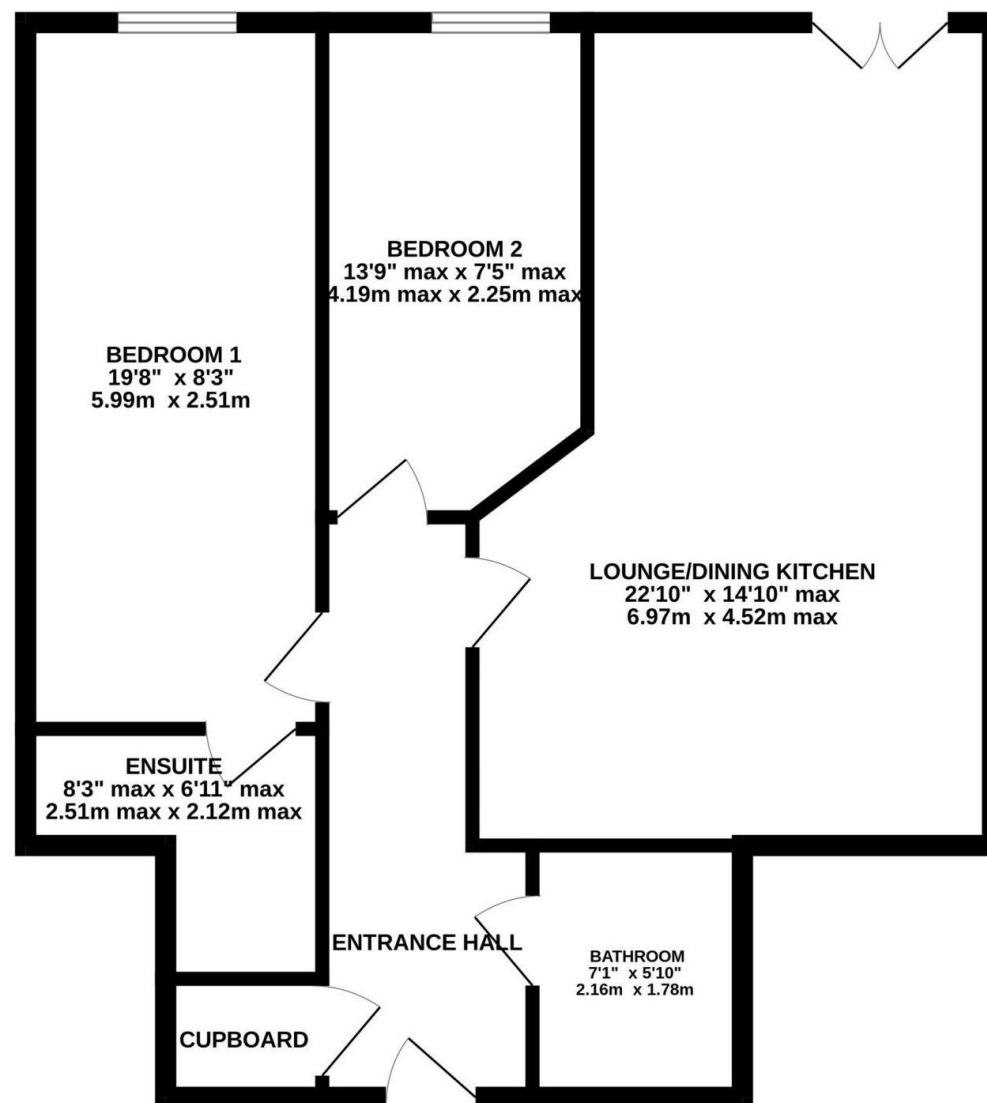
Broadband**: Ultrafast Broadband Available

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.



SECOND FLOOR
727 sq.ft. (67.5 sq.m.) approx.

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

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.