



**GASCOIGNE  
HALMAN**

17 COTTAGE LAWNS, HEYES LANE, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT

**Stylish ground floor apartment with open-plan living, two double bedrooms, high-spec kitchen, garage, and landscaped communal gardens located within walking distance to Alderley Edge village. No onward chain.**

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks & Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.

#### DESCRIPTION

Cottage Lawns is a highly desirable modern development of apartments set within generous communal grounds, accessed just off Heyes Lane and within walking distance of Alderley Edge village.

This particular apartment enjoys a ground floor position and has been significantly improved by the current owners to offer stylish modern contemporary accommodation, flooded with natural light courtesy of the large bay windows within the principal reception space. Offered for sale with no onward chain, this represents an exciting opportunity to acquire a turnkey apartment in a highly sought-after location.

The current owners have invested considerably in the property, creating an impressive open-plan living environment centred around a beautifully fitted high-specification kitchen with integrated appliances. This space flows seamlessly into the

lounge and dining area, which benefits from a built-in media wall and a bay window overlooking the communal gardens.

The apartment further benefits from two comfortable double bedrooms, both fitted with built-in furniture, together with a well-appointed bathroom. A generous entrance hall incorporates a particularly useful utility cupboard, housing white goods and providing additional cloaks and storage space.

Externally, the property benefits from a detached garage within the garage block, offering additional parking or storage, alongside communal parking areas and beautifully maintained landscaped gardens.

Apartments within this development are consistently popular due to their excellent location, and with the level of investment undertaken at this property, this is truly an opportunity not to be missed.

#### TENURE

Leasehold g2 Years remaining.

#### SERVICE CHARGE

£460 per quarter

#### GROUND RENT

£110 pa

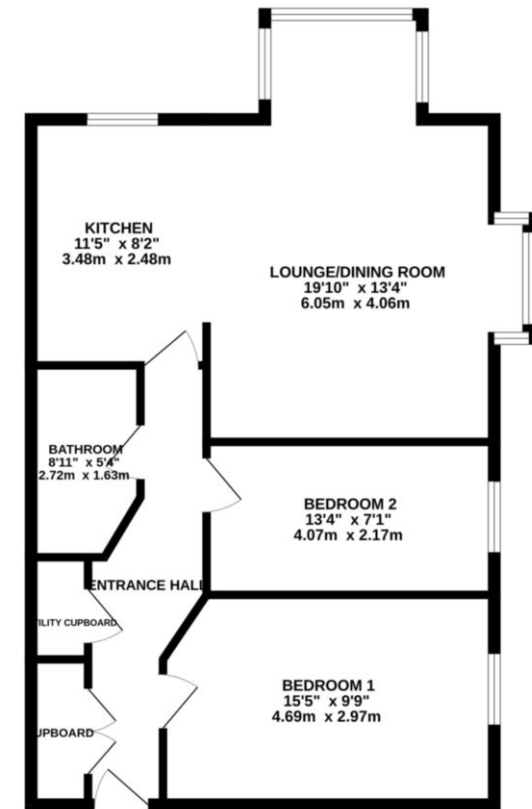
#### LOCAL AUTHORITY

Cheshire East Council

#### TAX BAND

BAND: D

GROUND FLOOR  
729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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#### ALDERLEY EDGE OFFICE

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