



Andrew J Nowell
& Company

38 St. Hilarys Park, Alderley Edge
£1,950 pcm



38 St. Hilarys Park, Alderley Edge, SK9 7DA

- Fully Furnished
- Secure Gated Development
- One Allocated Parking Space
- 2 Double Bedrooms

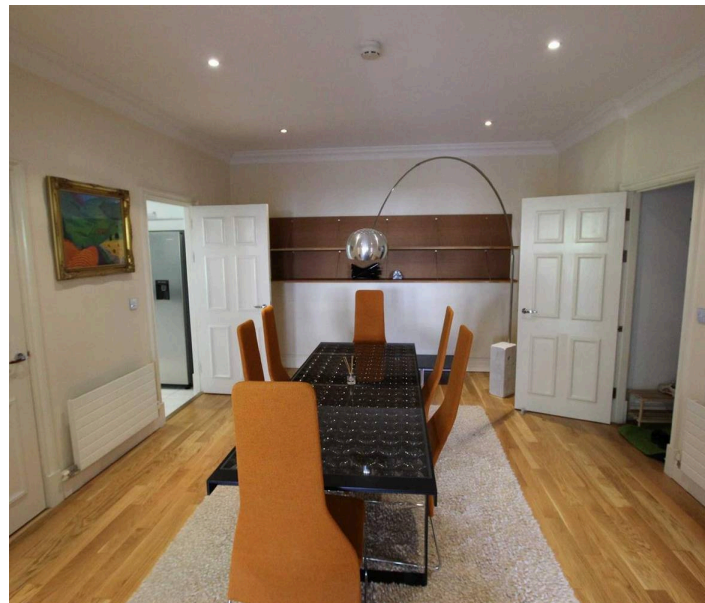
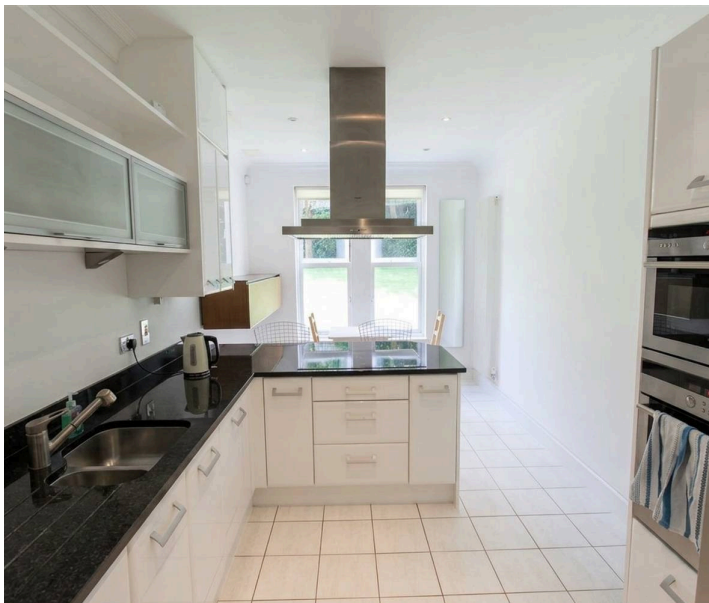
A luxuriously appointed ground floor two double bedrooms, two bathroom apartment fitted and finished to a very high standard.

Located within easy walking distance of Alderley Edge Village and Train Station, within the highly sought after gated St Hilary's Park which offers substantial communal gardens and open space, giving a parkland feel.

The accommodation, briefly includes entrance hall, dining hall, lounge, fully fitted breakfast kitchen with granite work surfaces, master bedroom with en suite shower room, further double bedroom and bathroom.

The property benefits further from gas fired central heating, double glazing, one allocated parking space.

The property is available on a furnished basis, offering high specification contemporary furnishings.



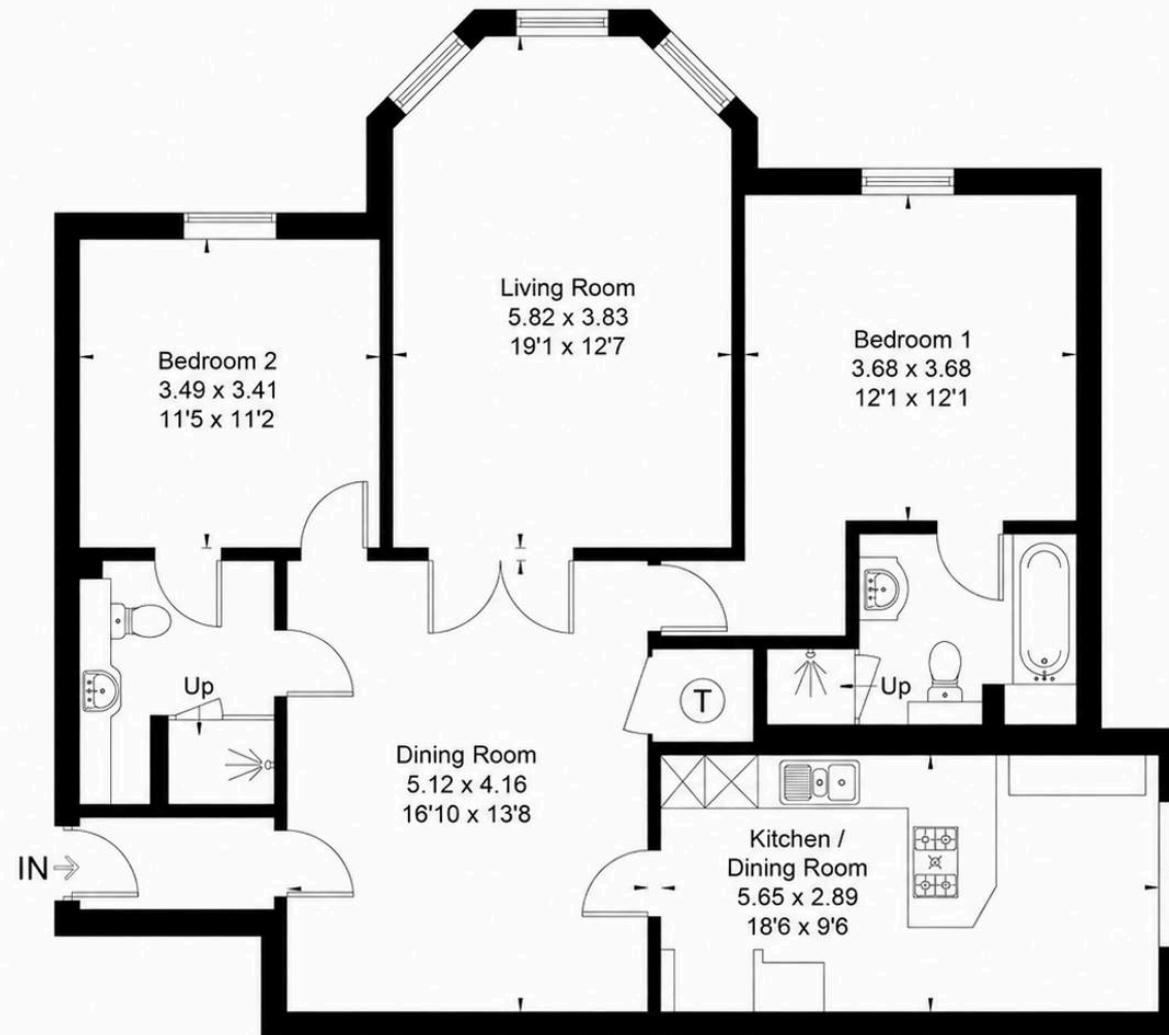
Important Information

- What3Words - [///shaped.short.crew](http://shaped.short.crew)
- Parking - Allocated Parking
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - C (80/80)
- Council Tax band - H (Cheshire East).
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin
- **Flood Risk - There is a very low flood risk for this property.
- *Broadband - Superfast broadband available at the property
- *Mobile - Likely coverage by EE, O2, Three and Vodafone.

Information provided by Ofcom checker and isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to renting the property. * Information provided by GOV.UK



Approximate Area = 109.9 sq m / 1183 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)
For identification only. Not to scale.



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

Andrew J Nowell & Company

Andrew J Nowell & Co, 8 London Road - SK9 7JS

01625585905 • mail@andrewjnowell.co.uk • www.andrewjnowell.co.uk

The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.