



**GASCOIGNE
HALMAN**

1 ROYLES SQUARE, SOUTH STREET, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT

Stylish ground-floor apartment in central Alderley Edge with private entrance, courtyard garden, parking, additional storage room and access to communal gardens. 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

Royles Square is an exclusive development of individually designed apartments arranged around a beautifully landscaped communal courtyard, occupying an enviable position at the very heart of Alderley Edge village.

This particular apartment is especially desirable, benefiting from its own private entrance directly from Brown Street and occupying a ground-floor position, offering a level of privacy and exclusivity rarely found within the development.

The accommodation centres around a bright and spacious open-plan living area, flooded with natural light. The contemporary kitchen is fitted with a comprehensive range of integrated appliances, complemented by a central island and ample space for a dining table. The lounge area enjoys direct access via double doors to a private courtyard garden, creating a seamless connection between the indoor and outdoor living spaces.

An inner hallway, complete with a generous storage cupboard, leads to the well-proportioned double bedroom, which also benefits from double doors opening onto the private courtyard. A stylish and well-appointed bathroom completes the internal accommodation.

A standout feature of the property is the enclosed private courtyard, providing an attractive and secluded outdoor seating area, perfect for enjoying the warmer months. The apartment also benefits from an allocated block-paved parking space fitted with a secure Rhino parking post, together with a private lockable storage room located within the development's secure undercroft parking area.

In addition to the private courtyard, residents enjoy access to the immaculately maintained communal courtyard garden, while the apartment's central village location places an excellent selection of cafés, restaurants, boutique shops and the railway station just moments from the doorstep.

Offered for sale with no onward chain, this exceptional apartment represents an ideal opportunity for a first-time buyer, investor or those seeking a stylish lock-up-and-leave home in a most desirable village locations.

TENURE

Leasehold. 974 remaining. £195pa ground rent

SERVICE CHARGE

£1440pa pm

DIRECTIONS

SAT NAV: SK9 7GN

LOCAL AUTHORITY

Cheshire East Council

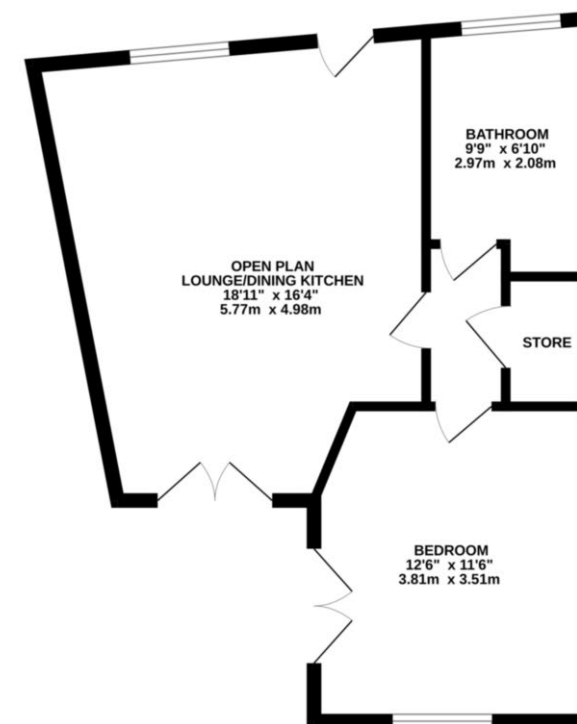
TAX BAND

Band: D

VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 485 sq.ft. (45.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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HALMAN**

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