



**GASCOIGNE
HALMAN**

5 LIBRARY PLACE, 44 LONDON ROAD ALDERLEY
EDGE SK9 7GP

THE AREAS LEADING ESTATE AGENT

A well presented two bedroom apartment in central Alderley Edge, ideal for downsizers, professionals, or investors. 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

This beautifully presented and well-balanced two-bedroom apartment occupies a second-floor position in the very heart of Alderley Edge village, with an excellent range of amenities quite literally on the doorstep.

Offering excellent levels of privacy and security, the property has been significantly enhanced by the current owner, benefitting from a recently installed kitchen, bathroom, and en suite, together with tasteful modern decoration throughout. The result is a apartment ready for immediate occupation, ideally suited to a variety of purchasers including downsizers, professionals, and investors alike.

A particularly valuable feature is the secure allocated parking space, a genuine premium within the village centre, further enhancing the appeal of this sensibly priced apartment which represents excellent value for a property of this nature and location.

The accommodation briefly comprises a communal entrance hall with stairs to the second floor. The private entrance hall offers two

generous storage cupboards, providing excellent practicality.

The principal living space is open plan in design, incorporating a spacious lounge and dining area which flows seamlessly into the kitchen. The recently refitted kitchen is fitted with a range of modern units and integrated appliances, creating a practical yet highly sociable environment perfectly suited to modern-day living.

There are two well-proportioned double bedrooms, with the principal bedroom benefitting from fitted wardrobes and a stylish en suite shower room. A beautifully appointed family bathroom, fitted with both a bath and separate shower, completes the internal accommodation.

As previously mentioned, the property enjoys an enviable central village position and is offered for sale with no onward chain.

TENURE

Leasehold. 101 Year remaining.

GROUND RENT

£300 pa

SERVICE CHARGE

£140 pcm

LOCAL AUTHORITY

Cheshire East Council

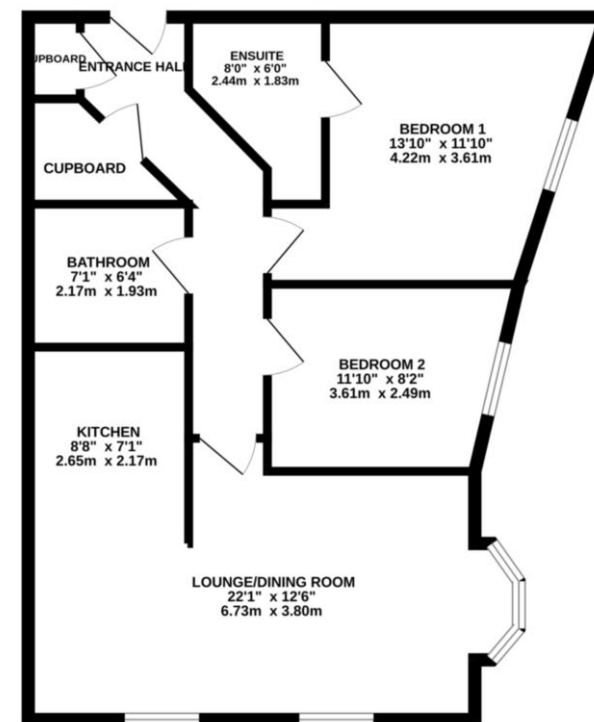
TAX BAND

Band: E

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metreplan 12/2020

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