



Andrew J Nowell
& Company

The Blenheim, Highgrove, Ancoats Lane

Guide Price £450,000



The Blenheim, Highgrove, Ancoats Lane, Alderley Edge, SK9 7TT

- Idyllic Views
- Gated development
- Option for Fully Furnished
- Detached Summerhouse
- No Onward Chain

An attractive first floor apartment providing spacious accommodation finished to a high standard throughout.

The apartment has it's own private entrance on the ground floor with a convenient utility room and an impressive sweeping staircase leading to the first floor accommodation.

On the first floor is a generous hallway with a built in study area and boarded loft space with a pulldown ladder providing storage. The kitchen is fully fitted with integral Zanussi appliances, modern kitchen units with granite work surfaces.

The bright and airy large living/dining area has vaulted ceiling, impressive views over the countryside beyond, a sandstone fireplace with a gas fire and plenty of space for a dining area. There is also a cloakroom leading to the boiler room.



The principal bedroom has tastefully fitted furniture and leads to an en-suite shower room which is fully tiled. The family bathroom is fully tiled with a bath with shower over. There is also a further bedroom with built in furniture.

Externally Highgrove is approached through electrically operated gates and stands within approximately 4 acres of immaculately maintained communal gardens including pond, vast lawns, ornamental pathways, well stocked flower beds and mature trees. The Blenheim also boasts a detached brick summerhouse and workshop with power and water, ideal for an office space or garden room.

Located within 5 minutes' drive from Alderley Edge and Wilmslow centres both offering a good range of shopping, education and recreational facilities with a wealth of fine restaurants. The motorway network system, Manchester International Airport and local and commuter rail links are close to hand.

There is the option to purchase the property fully furnished with the fixtures and fittings included.

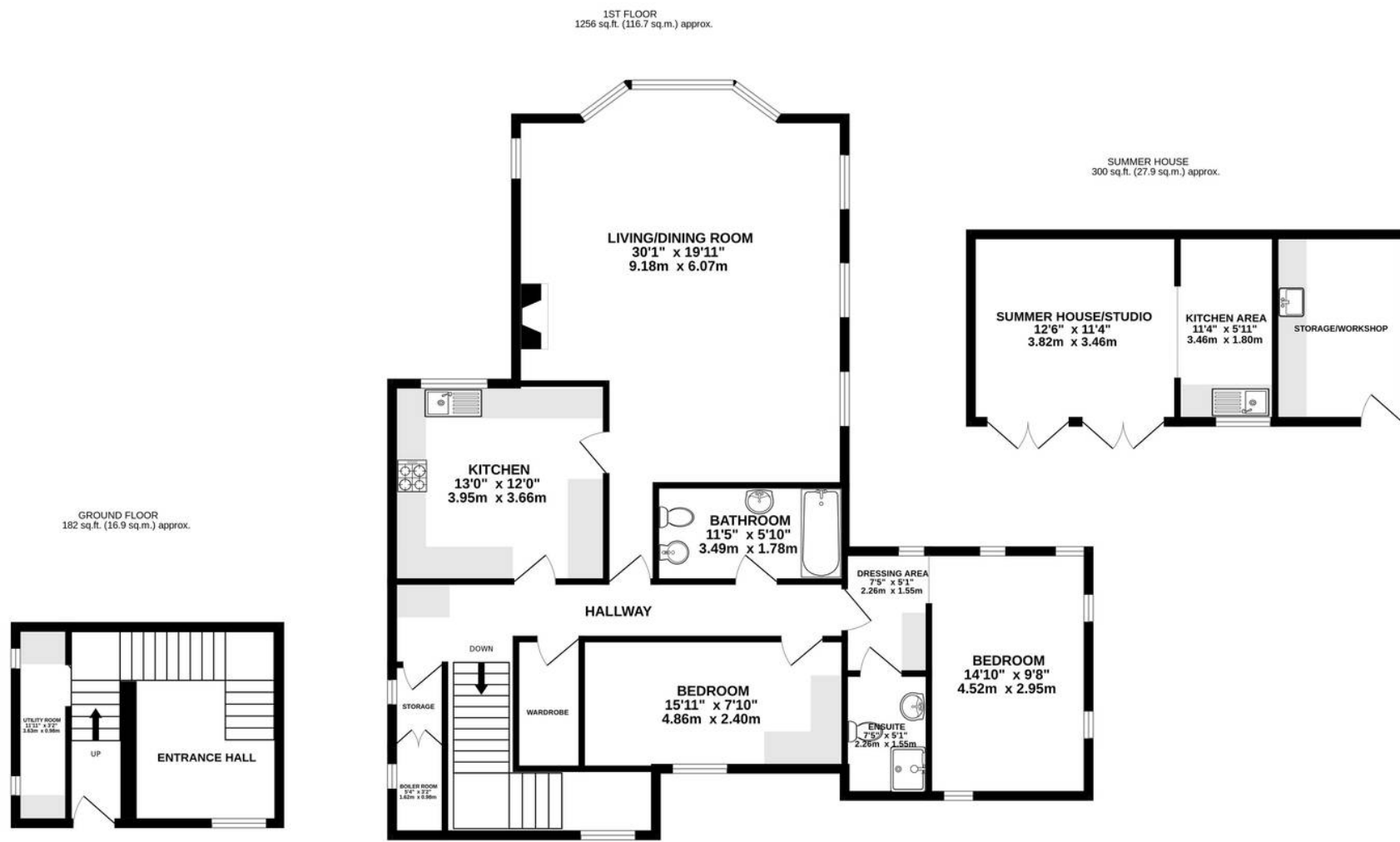
Important Information

- What 3 Words – ///sailors.clubs.connected
- Council Tax – Cheshire East Band G
- EPC Rating – D (59/76)
- Tenure – Leasehold (share of freehold)
- Estate charge – Approx £4644.72 pa
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Flood Risk*: Very Low Risk of Flooding
- Broadband**: Superfast broadband available
- Mobile Coverage*: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by [GOV.UK](https://gov.uk)

**Information provided by Ofcom checker.





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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.