



**GASCOIGNE
HALMAN**

2 LIBRARY PLACE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



2 LIBRARY PLACE, ALDERLEY EDGE

A well-proportioned two double bedroom & two bathroom apartment, with open-plan principle living space. Located at the heart of the village for sale with 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 well-balanced and proportioned two-bedroom apartment occupies a highly desirable first-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 is presented in a tasteful, neutral palette, allowing any prospective purchaser the opportunity to personalise the accommodation to their own style and requirements.

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 exceptional value for a property of this nature and location.

The accommodation briefly comprises a communal entrance hall with stairs rising to the first floor, the large entrance hall offers two generous storage cupboards.

The principal living space is open plan in design, incorporating a spacious lounge and dining area which seamlessly opens into the kitchen. The kitchen is fitted with an extensive range of units and integrated appliances, creating a practical yet sociable environment ideally suited to modern day living.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en suite shower room. A separate family bathroom with shower and bath 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. 102 years remaining.

GROUND RENT

£300 pa

SERVICE CHARGE

£140 pm

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

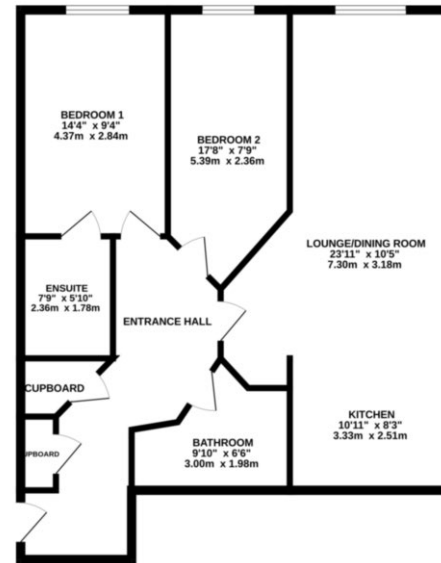
Band: E

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN

GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA: 866 sq.ft. (80.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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