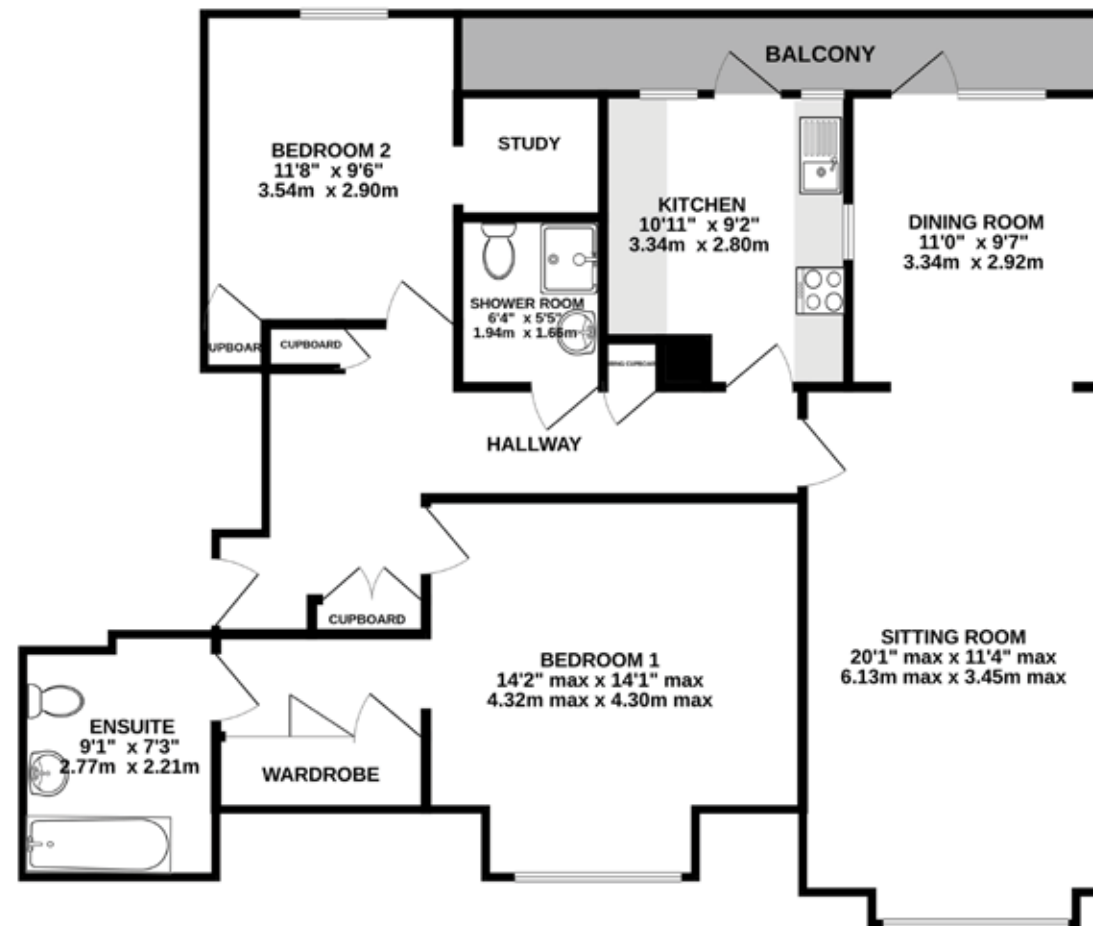


FIRST FLOOR  
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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NOTICE

Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Prestbury

8 The Village, PRESTBURY SK10 4DG

01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



**5 ABBEY MILL**  
Shirleys Drive, Prestbury  
**£525,000**



This superbly appointed and spacious first floor apartment occupies a prime position within this exclusive retirement development situated in the centre of the Village.

**GASCOIGNE HALMAN**



- HEART OF PRESTBURY VILLAGE
- BEAUTIFUL LANDSCAPED GARDENS
- PRIVATE BALCONY AREA

- SECURE UNDERCROFT PARKING
- RESIDENT MANAGERS ON SITE
- NO ONWARD CHAIN

**£525,000**

**5 ABBEY MILL**  
Shirleys Drive, Prestbury



#### DESCRIPTION

Abbey Mill is a most exclusive and desirable development built by English Courtyards in 2002 and enjoys a private and tranquil setting in the heart of Prestbury Village. Number 5 is a spacious first floor apartment which boasts a small private balcony in which to sit and enjoy the stunning landscaped grounds. The accommodation comprises in brief; Communal Entrance Hall, Private Entrance, Hall, Kitchen, an open plan Lounge and Dining Room, with doors out to the Balcony. The Main Bedroom has fitted wardrobes and a spacious Ensuite, the 2nd double Bedroom with wardrobes and a handy hidden away bespoke Office space.

This Bedroom is serviced by the Bathroom off the Hallway. Externally the home benefits from immaculately kept communal grounds with views over the adjoining countryside. There is ample visitor parking and the property has a secure undercroft parking space with an automated door. The building also has a communal lift. The properties are available to prospective purchasers aged 60 or older. Resident managers are available on site.

#### LOCATION

The historic village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the village boasts excellent access to all the amenities of the general area; railway station, Local shops, Restaurants, Bars/Pubs, a highly regarded Primary School, Tennis club and a highly regarded Golf course to name a few. Alderley Edge & Wilmslow are only a very short distance away offering more comprehensive facilities and the town of Macclesfield is a very short distance with a direct link to London Euston in approx. 1 hour 40 mins. Manchester Airport and the motorway network are within 20 minutes' drive.

#### DIRECTIONS

SAT NAV - SK10 4XY

#### TENURE

Leasehold - to be verified by solicitors

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Cheshire East - Council Tax band: G

#### VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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**GASCOIGNE HALMAN**