

Andrew J Nowell & Company

4 Chorlegh Grange Chapel Road, Alderley Edge

Guide Price £325,000 | £1,450 pcm







4 Chorlegh Grange Chapel Road

Alderley Edge

- Village centre
- Private parking
- Modern two bedroom apartment

Situated on the first floor, Apartment 4 Chorlegh Grange offers approximately 861 sq.ft. of generously proportioned accommodation, with two double bedrooms, two bathrooms and a spacious living and dining room.

The welcoming entrance hall provides access to all of the principal accommodation and benefits from two useful storage cupboards. The generous living and dining room measures over 14ft square and features a large bay window, allowing plenty of natural light into the room.

The separate fitted kitchen has an excellent range of wall and base units with integrated appliances and ample work surface space. There is also plenty of room for storage, making it a practical and well-equipped kitchen.

The principal bedroom is particularly spacious, extending to over 15ft, with an extensive range of fitted wardrobes and an en-suite shower room. The second bedroom is also a generously sized double, complemented by a separate main bathroom.

Externally, Chorlegh Grange benefits from a private car park with designated parking together with additional visitor parking bays. The communal areas have also recently been redecorated with new carpets.

Chorlegh Grange enjoys an excellent position in the centre of Alderley Edge, within easy walking distance of the village's shops, restaurants, bars and railway station, with direct links to Manchester and London.

Important Information

- Council Tax – Cheshire East - Band D
- EPC Rating – B (82/82)
- Tenure – Leasehold, 105 years remaining.
- Service Charge - £470 per quarter / £156 per month
- Ground rent £280 per annum
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Parking: Designated parking space and visitors bays
- What 3 Words – ///guilty.bars.froth
- Flood Risk*: Very low flood risk
- Broadband**: Ultrafast available
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

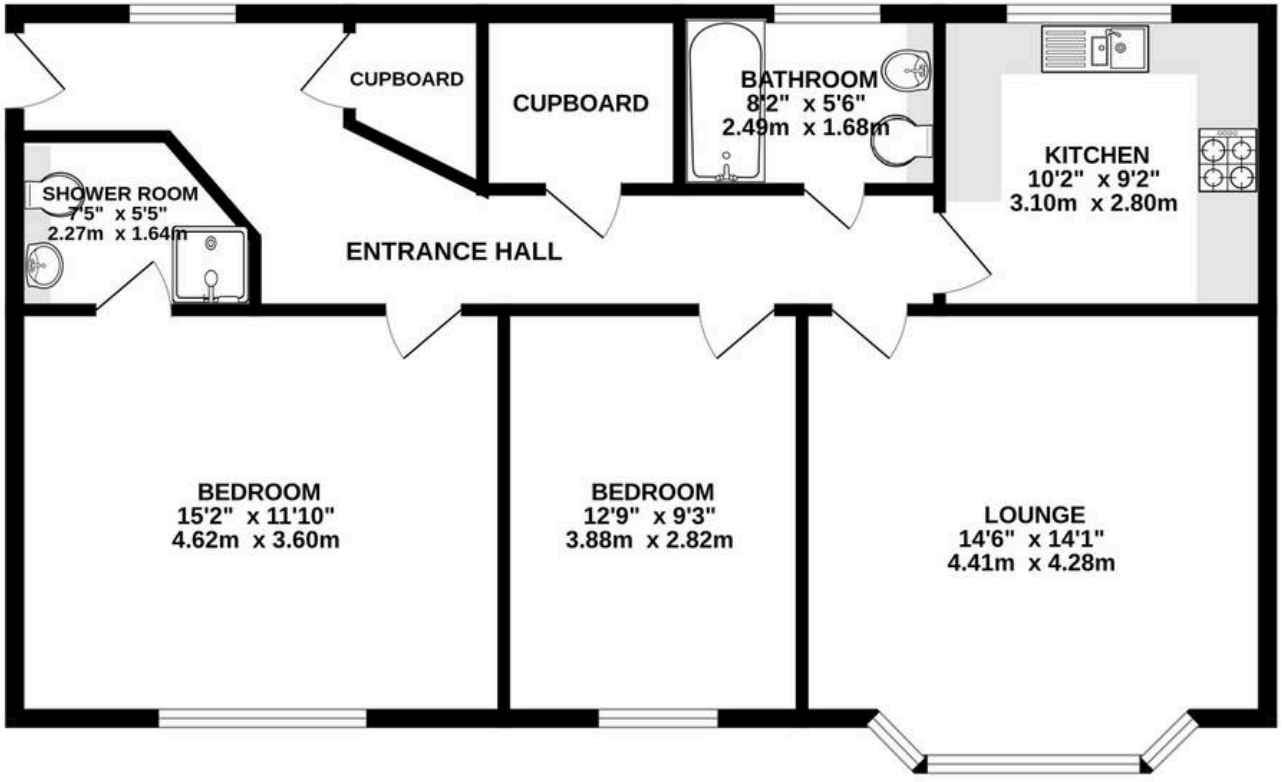
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1ST FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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