



**GASCOIGNE
HALMAN**

10 CHORLEGH GRANGE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT

A well proportioned apartment located within popular modern development at the heart of Alderley Edge village.

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 modern apartment offers a superb blend of style, comfort, and convenience. Located within a sought-after development, this property is accessed by a secure communal entrance and benefits from lift access to all floors, ensuring ease of movement for residents and guests alike.

The spacious entrance hall leads to a bright and airy open-plan living and dining area, designed to maximise natural light and provide a welcoming environment for both relaxation and entertaining. The modern kitchen is thoughtfully appointed with high-quality integrated appliances, sleek cabinetry, and ample workspace, catering to the needs of keen cooks and busy professionals.

The principal bedroom is generously proportioned and features a stylish en-suite shower room, while the second double bedroom offers flexibility for use as a guest room, study, or nursery. A well-appointed main bathroom, finished to a high

standard, provides a bath-tub with shower over, vanity unit, and tasteful tiling.

Additional features include built-in storage solutions, intercom entry system, and a dedicated utility cupboard for laundry appliances. Residents enjoy the convenience of allocated parking, offering peace of mind in this central location.

This apartment is perfectly positioned for those seeking a stylish and low-maintenance home in a prestigious village setting. Ideal for professionals, downsizers, or those seeking a secure pied-à-terre, this property represents an outstanding opportunity to enjoy the very best of Alderley Edge living in a modern and well-maintained environment.

TENURE

Leasehold. 103 years remaining

SERVICE CHARGE

£1,880 per annum

GROUND RENT

£280 per annum

DIRECTIONS

SAT NAV: SK9 7GL

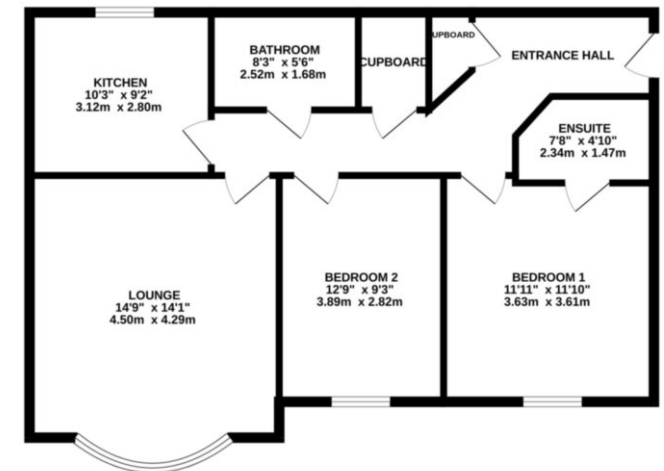
TAX BAND

Band D

VIEWINGS

Viewings strictly by appointment through the Agents.

GROUND FLOOR
810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.2 sq.m.) approx.
Measurements are approximate. Not to scale. Dimensions approximate only.
Made with Metaphor 12/20/25

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