



**GASCOIGNE
HALMAN**

11 HURST LEA COURT, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



11 HURST LEA COURT, ALDERLEY EDGE

An exceptional ground-floor apartment, recently refurbished to a high specification. Benefiting from a private patio and situated within the highly sought development, within close proximity of Alderley Edge village. 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

Extensively renovated by the current owners in 2021, this superb apartment has been thoughtfully modernised throughout to an impressive standard. Improvements include upgraded electrics, a new central heating system, replastering, new internal doors, a contemporary fitted kitchen, and the addition of a stylish en suite shower room to the principal bedroom. The result is a beautifully presented, turnkey property offering bright and spacious accommodation filled with natural light.

Accessed via a well-maintained communal entrance, the apartment opens into a private entrance hall with a useful cloaks cupboard. From here, the accommodation flows into an elegant dining hall featuring a large picture window overlooking the gardens and providing ample space for entertaining. The dining area opens seamlessly into the recently installed kitchen, fitted with a range of high and low-level units alongside integrated appliances.

The generous principal lounge is a particularly attractive reception space, flooded with natural light and featuring double doors opening directly onto the private patio and the communal gardens beyond.

There are two spacious double bedrooms, both benefitting from fitted furniture, with the principal bedroom enjoying the addition of a recently installed en suite shower room. An inner hallway provides further useful storage and access to the stylishly appointed bathroom.

Externally, the property enjoys a private patio terrace directly accessible from the lounge, surrounded by immaculately maintained communal gardens. There is communal parking for residents, together with a private garage located within a detached garage block, providing additional parking and storage.

Offered for sale with no onward chain, this is a rare opportunity to acquire a beautifully renovated ground-floor home in true turnkey condition, within walking distance of the amenities and charm of Alderley Edge.

DIRECTIONS

SAT NAV: SK9 7QF

TENURE

Leasehold. 937 years remaining.

GROUND RENT

£20 pa

SERVICE CHARGE

£160 pm

LOCAL AUTHORITY

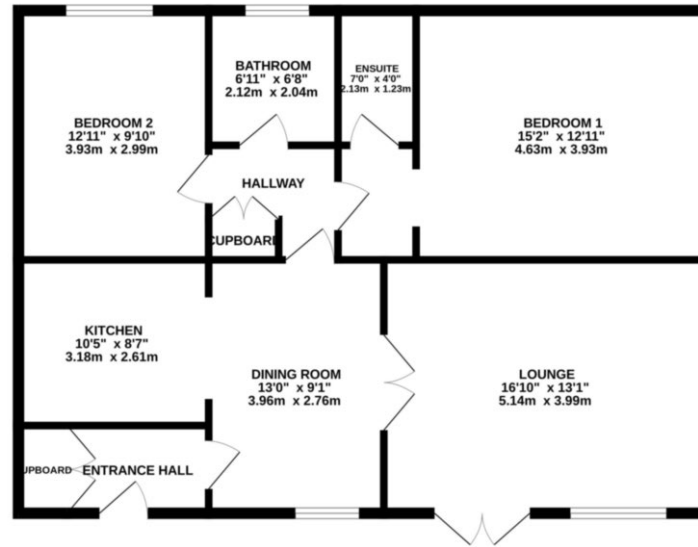
Cheshire East Council

TAX BAND

Band: D

FLOORPLAN

GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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ALDERLEY EDGE OFFICE

01625 590373

alderley@gascoignehalman.co.uk

6 London Road, Alderley Edge, Cheshire, SK9 7JS

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