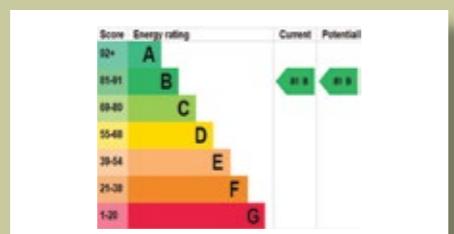
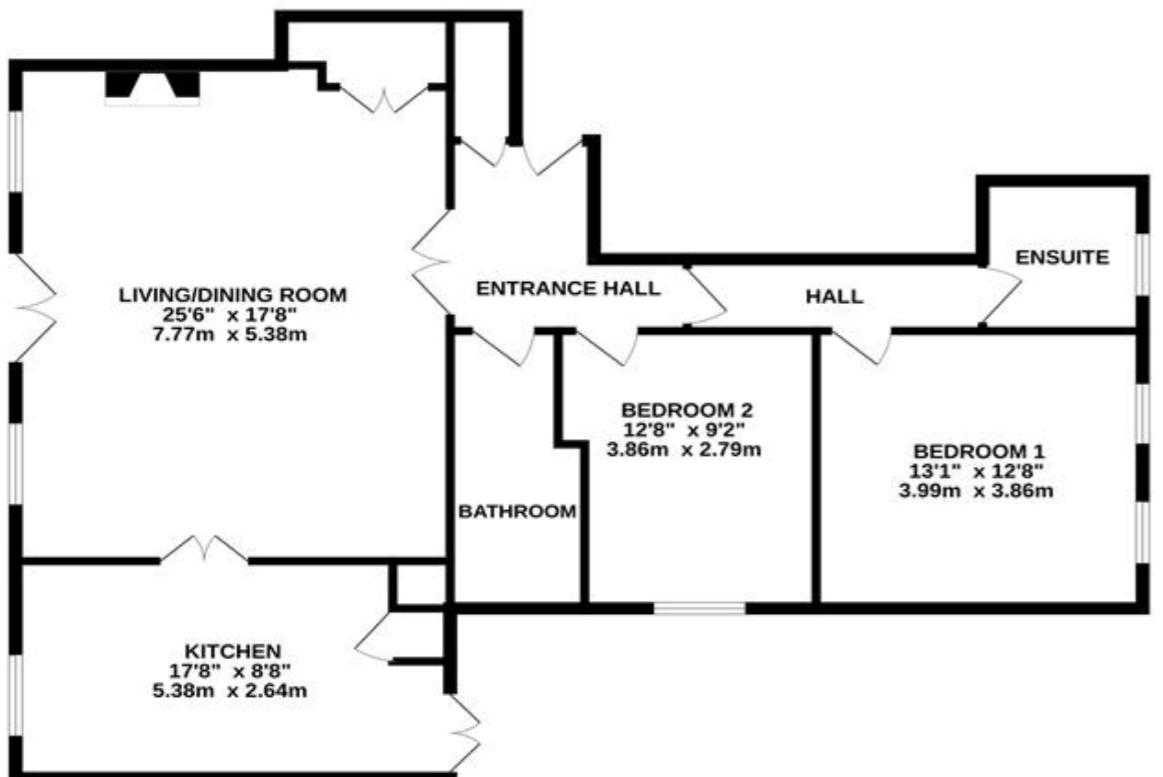


GROUND FLOOR



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

Whaley Bridge

15, Market Street, WHALEY BRIDGE SK23 7AA
01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk

*** NO CHAIN - VIEWING ADVISED ***

A STUNNING GROUND FLOOR LUXURY APARTMENT situated within a SMALL highly exclusive Development of Apartments. The Apartment has a sought after location close to the Town and overlooks PROTECTED FARMLAND with VIEWS. Offering BRIGHT SPACIOUS well presented accommodation with WONDERFUL living/dining and kitchen spaces plus TWO bedrooms and TWO bathrooms. This Apartment has a private TERRACE and ALLOCATED PARKING.



GASCOIGNE HALMAN

- A LUXURIOUS AND STUNNING GROUND FLOOR APARTMENT
- LOCATED WITHIN A SMALL BLOCK OF APARTMENTS
- SOUGHT AFTER LOCATION WITH OUTSTANDING PROTECTED COUNTRYSIDE VIEWS
- BRIGHT SPACIOUS CONTEMPORARY STYLE LIVING

- FITTED KITCHEN, 25FT SITTING/DINING ROOM WITH PATIO DOORS TO A PRIVATE TERRACE
- TWO DOUBLE BEDROOMS AND TWO BATHROOMS
- PRIVATE SUN TERRACE WHICH OVERLOOKS GARDENS AND VIEWS
- ALLOCATED PARKING SPACES

£ 350,000

20 WHALEY LANE

Whaley Bridge, High Peak



DESCRIPTION

An outstanding opportunity to purchase an exclusive contemporary ground floor apartment. Set within beautiful surroundings overlooking protected farmland yet the property has easy access to Whaley Bridge town offering excellent day to day shopping facilities, Peak Forest Canal and excellent commuter links by both rail and bus. The apartment offers bright spacious living with the pleasure of under floor heating plus contemporary fitted kitchen and bathrooms. There is an impressive communal entrance with security system and this leads to the front door of this Apartment. Accommodation once in the Apartment has a reception hallway, a wonderful large living/dining room with feature fireplace, double

opening french doors to the sun terrace, space for sofas and dining tale/chairs and access to a private seating area overlooking the communal garden and land with views beyond. In addition there is a fitted kitchen with integrated appliances, two bedrooms, the main suite having en-suite and there is a spacious second bathroom. Externally to the front of the building there is allocated parking and the communal entrance. The front also has dry stone walling and herbaceous borders. The rear of the property offers well kept communal lawns with flowering borders and stone walling and this Apartment has a private sun terrace which takes in the views. Viewing is highly recommended to appreciate the location and stunning spacious accommodation that this apartment

offers. Viewing this Apartment comes highly recommended to appreciate the accommodation and location of this delightful Apartment.

LOCATION

This award winning complex was converted around 2004 by Bardsley Construction and offers excellent contemporary living with beautiful views. The accommodation offers reception hallway, sitting room, open plan fitted breakfast kitchen with integrated appliances, dining room, two double bedrooms with en-suite to master plus second bathroom. The apartment has under floor heating and should be viewed to fully appreciate the location and luxury accommodation on offer. There are security entry systems and two allocated parking spaces. The property also benefits from a private

decked terrace which overlooks the communal gardens and countryside

DIRECTIONS

SAT NAV : SK23 7BA

TENURE

Leasehold - 999 years from 2005 - 979 years remaining. Month service charge £250.00

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

High Peak Borough Council - Band D

VIEWING

Viewing strictly by appointment through the Agents.