



Benson Bunch



Bespoke Property Consultancy  
Residential Letting and Sales

## Water Gardens, Alderley Park, Nether Alderley

Nether Alderley, SK10 4JY

### £5,975 PCM

- Stunning three bedroom apartment
- Two further en-suite bedrooms
- Modern, light and bright
- Large roof terrace
- High specification finishes throughout
- Master bedroom with en-suite with sliding doors onto large terrace
- Secure allocated parking, includes covered space
- Spacious balcony with views over the lake
- Spacious open plan kitchen, dining, lounge
- Sought after location

# PROPERTY SUMMARY

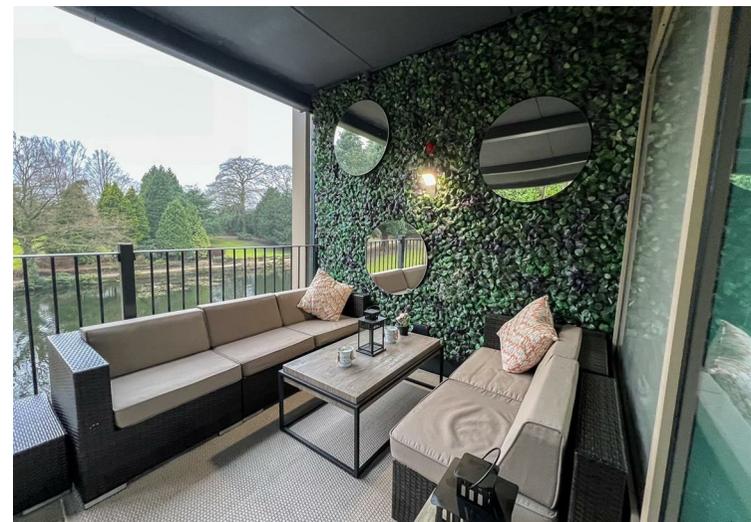
AVAILABLE ASAP. Nestled within the exclusive Water Gardens development in Alderley Park, this modern apartment offers a unique blend of luxury and tranquillity. The apartment features a stunning bespoke design that sets it apart, ensuring a sophisticated living experience. Surrounded by lush trees, the setting offers a peaceful retreat while still being close to local amenities and transport links.

As you enter, you are greeted by a generous hallway with storage, leading seamlessly into the open plan kitchen, living & dining area. With three spacious bedrooms and three well-appointed bathrooms, this property is designed to cater to both comfort and style. The corner unit layout provides ample space and natural light, creating an inviting atmosphere throughout. One of the standout features of this property is the two large outdoor terraces, one of which boasts picturesque views overlooking the serene water gardens, perfect for enjoying a morning coffee or evening relaxation.

The apartment includes parking for two, adding to the convenience of this exceptional residence. Available immediately. Fully furnished.









**Council Tax Band:**  
Tax Band G

**Tenure:**

**Local Authority:**  
Cheshire East Council

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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