

7C Woodlands Court, Congleton Road, Alderley Edge, Cheshire, SK9 7AB

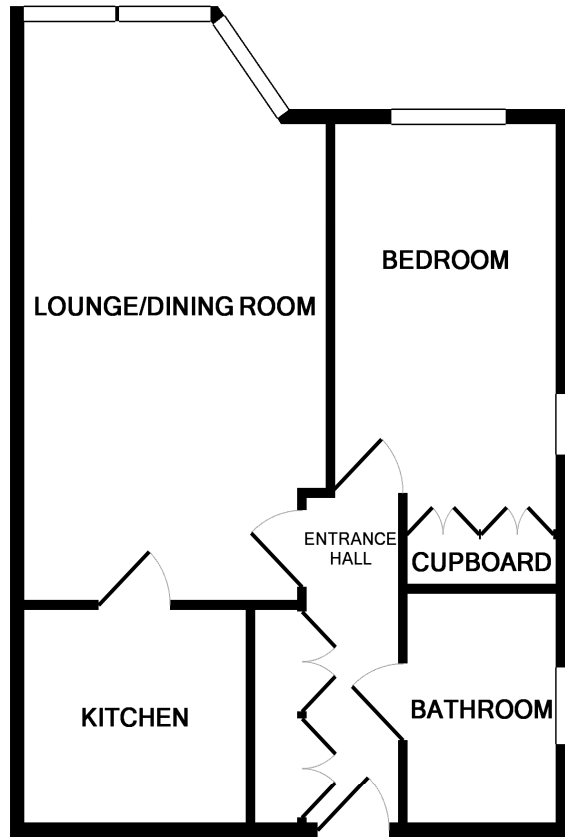
**MICHAEL J  
CHAPMAN**

independent estate agents



[www.michaeljchapman.co.uk](http://www.michaeljchapman.co.uk)





Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
 Made with Metropix ©2011

Woodlands Court is a prestigious development with luxury one and two bed roomed retirement apartments for people of 60 years of age or over or in the case of a couple one party must be over 60. Each apartment is fitted with a video entry phone system and telephone alarm system with pull cord, which is linked directly to the house manager and emergency 24hr care line system. All residents and their guests have use of the communal lounge and sun terrace and a guest room is available for friends and family who wish to stay over. The property also benefits from a resident laundry, storage room and off allocated parking with a number of visitors spaces (subject to availability).

This one bedroom property is located on the first floor and offers panoramic views over the open countryside and the accommodation briefing comprises: communal entrance hall with lift access to all floors, private entrance hall with fitted storage cupboards, open plan lounge/dining room, kitchen, recently refitted shower room and a double bedroom with fitted wardrobes.

**Communal Entrance Hall:** Lift and stairs to all floors, access to communal lounge.

**Entrance Hall:** Wood panelled front door with security peep hole, storage cupboard with mirrored sliding door, providing useful cloak and shelf storage and housing hot water cylinder, ceiling lights, power points, wooden call and intercom entry phone system.

**Lounge/Dining Room: 19' 2" x 10' 7" (5.84m x 3.23m)** Aluminium double glazed bay window to the rear elevation enjoying superb views over the Cheshire plain, television point, telephone point, power point, cornice, two wall lights, electric fire with marble mantel, surround and hearth, electric panel heater.

**Kitchen: 8' x 7' 4" (2.44m x 2.24m)** A range of fitted wall, base and drawer units with contrasting roll top work surfaces over, inset one and a half bowl stainless steel sink with mixer tap and drainer, tiled splash backs, four ring electric hob, fitted electric fan oven, space for fridge freezer, ceiling lights, power points, under cupboard lighting.

**Bedroom: 13' 5" x 8' 5" (4.09m x 2.57m)** Aluminium double glazed windows to the rear elevation, again enjoying elevated views over open fields, aluminium double glazed window to the side elevation, power points, wall fitted wardrobe with mirrored sliding doors providing hanging and shelf storage.

**Bathroom:** A modern three piece suite comprising shower enclosure with Mira electric shower incorporating seating area, vanity unit with inset wash hand basin, providing shelf storage below and low level WC with concealed cistern, fully tiled walls, wood effect Amtico flooring, two ceiling lights, wall mounted fan heater, aluminium opaque double glazed window to the side elevation.



Energy Efficiency Rating	
Current	Potential
A	80
B	
C	
D	
E	
F	
G	
69	

Very efficient - lower running costs

efficient - higher running costs

ind & Wales EU Directive 2002/91/EC

Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential
A	
B	
C	
D	
E	
F	
G	
73	74

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

**Important Notice**

Michael J Chapman LLP for themselves and for the Vendors of this property, whose agents they are give notice that-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do

Not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference 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 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. 3. No person in the employment of Michael J Chapman LLP has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of Michael J Chapman LLP, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

**All measurements are approximate**

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**MICHAEL J  
CHAPMAN**  
independent estate agents

**01625 584379**  
79A London Road, Alderley Edge,  
Cheshire SK9 7DY  
E: sales@michaeljchapman.co.uk  
[www.michaeljchapman.co.uk](http://www.michaeljchapman.co.uk)