

Flat 5, Westholme Court, Alderley Edge, Cheshire, SK9 7QS

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This spacious three double bedroom first floor apartment offers potential purchasers the opportunity to create a delightful apartment to their own style and design, as the kitchen and bathrooms need upgrading and modernizing. The accommodation comprises of a sizeable lounge with access to a balcony, separate dining room and good size kitchen, in addition to the three double bedrooms there is also a bathroom and separate shower room. The apartment benefits from gas central heating and double glazing. Externally there is a single garage and communal gardens. All prospective purchasers are urged to make an inspection to fully appreciate the size of the accommodation, and the potential and the convenient location of this apartment.

Ground Floor

Communal Entrance Hall: Stairs to lift to:

First Floor

Personal Entrance Hall: With useful cloaks cupboard. Separate airing cupboard.

Lounge: 18' 6" x 5' 10" (5.64m x 1.78m) With useful storage cupboard. French window and door leading onto balcony. Archway to:

Dining Room: 12' 1" x 8' 7" (3.69m x 2.62m) With window overlooking gardens. Sliding door to:

Kitchen: 12' 10" x 9' 2" (3.90m x 2.80m) With a range of kitchen units including base and matching wall mounted units. Single drainer one and a half bowl sink unit. Built in electric hob and electric double oven. Fridge freezer. Plumbing for automatic washing machine. Wall mounted gas fired combination boiler.

Bedroom 1: 14' 1" x 10' 10" (4.28m x 3.30m) With a range of full height built in wardrobes. Window overlooking communal gardens to the rear.

Bedroom 2: 9' 10" x 10' 7" (2.99m x 3.22m) Having recessed wardrobe with hanging space and fitted shelving. window overlooking communal gardens.

Bedroom 3: 11' 4" x 9' 9" (3.46m x 2.98m) With a range of built in wardrobes. Window overlooking rear gardens.

Bathroom: With coloured suite including panelled bath with shower over, shower rail, bidet, low level WC, pedestal wash hand basin, fully tiled walls.

Separate Shower Room: Having shower cubicle, pedestal wash hand basin, low level suite, fitted cupboard, part tiled walls.

Outside

Garage: Single garage in the garden block with metal up and over door.

Garden: There are communal gardens which are professionally maintained and covered by the maintenance charge.

Service Charge

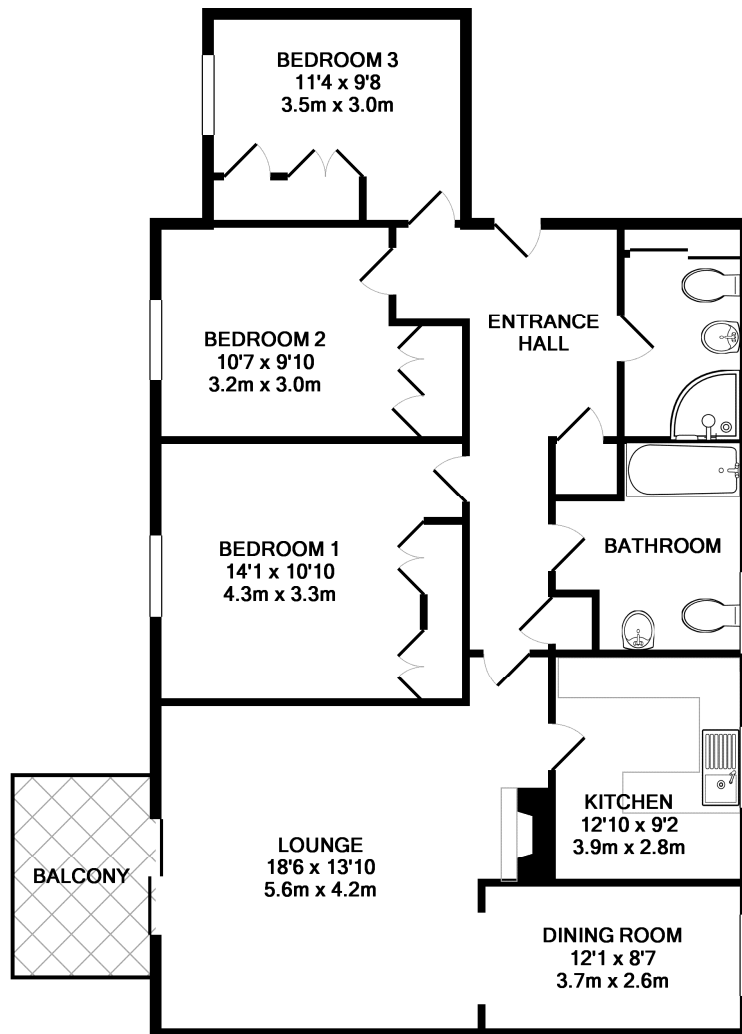
There is an annual service charge of £140.00 per month which includes the maintenance of communal parts, gardening and buildings insurance.

Tenure

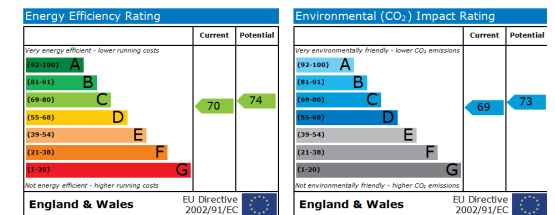
The tenure of the property is believed to be Leasehold.

Location: Westholme Court is situated only a short walk from Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-City links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.

Directions: From our office proceed up London Road in a northerly direction towards Wilmslow. Go over the railway bridge and take the first turning on the right into Davey Lane, first left into Lynton Lane, and Westholme Court can be found two hundred yards along on the left hand side.



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
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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.



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