

5 Kingsbury House, St Hilary's Park, Alderley Edge, SK9 7DA

**MICHAEL J  
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independent estate agents



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A luxuriously appointed first floor three bedroom, two bathroom apartment fitted and finished to a very high standard. It briefly includes entrance hall, dining hall, lounge with living flame gas fire, fully fitted breakfast kitchen with granite work surfaces, master bedroom with en suite shower room, two further double bedrooms, bathroom and private southerly facing terrace. The property benefits further from gas fired central heating, double glazing, its own private terrace, two allocated parking spaces and communal gardens.

## Ground Floor

**Communal Entrance Hall:** Video entry phone system, Solid wood front door to:-

## First Floor

**Entrance Hall:** 1.74m x 1.30m (5' 9" x 4' 3") Oak front door, ceiling cornice, down lights, power point, thermostat, alarm panel, oak block parquet flooring, door to:-

**Dining Hall:** 5.47m x 3.82m (17' 11" x 12' 6") Ceiling cornice, down lights, polished chrome style radiator, power points, oak block parquet flooring, doors to large walk in storage cupboard with shelving, inner hall with airing cupboard, doors off to :-

**Kitchen/Breakfast Room:** 8.05m x 2.65m (26' 5" x 8' 8") Window to front, fitted modern range white wall and base units with granite work surfaces with inset sink unit and integrated Siemens appliances, including oven, microwave, induction hob with extractor hood over, wine fridge, American style fridge freezer, dishwasher, washing machine and dryer, ceiling down lights, tiled floor, power points, TV points, vertical designer brushed chrome radiator.

**Living Room:** 5.20m x 3.89m (17' 1" x 12' 9") into Bay 6.19m (20' 3") Bay window to side and door to terrace, ceiling coving, down lights, gas fire place with marble hearth and insert, with mantle over, power points, TV point, radiator, oak parquet flooring.

**Master Bedroom:** 5.50m x 4.20m (18' 1" x 13' 9") max. Bay window to front, ceiling cornice, down lights, radiator, power points, TV point, bespoke fitted wardrobes with hanging rail, shelving and draw units, door to:-

**En-Suite Shower Room:** 2.92m x 1.50m (9' 7" x 4' 11") White suite comprising of walk in double shower cubicle with mains feed power shower and glazed shower screen, built in vanity unit and cupboards with inset wash hand basin and mixer tap, low level wc, tiled walls to floor, down lights, heated chrome towel rail.

**Bedroom 2:** 4.45m x 3.54m (14' 7" x 11' 7") Window to front, door to terrace, down lights, ceiling cornice, power points, television point, radiator, oak block parquet flooring.

**Bedroom 3:** 3.75m x 3.15m (12' 4" x 10' 4") Windows to side, ceiling cornice, down lights, radiator, television point.

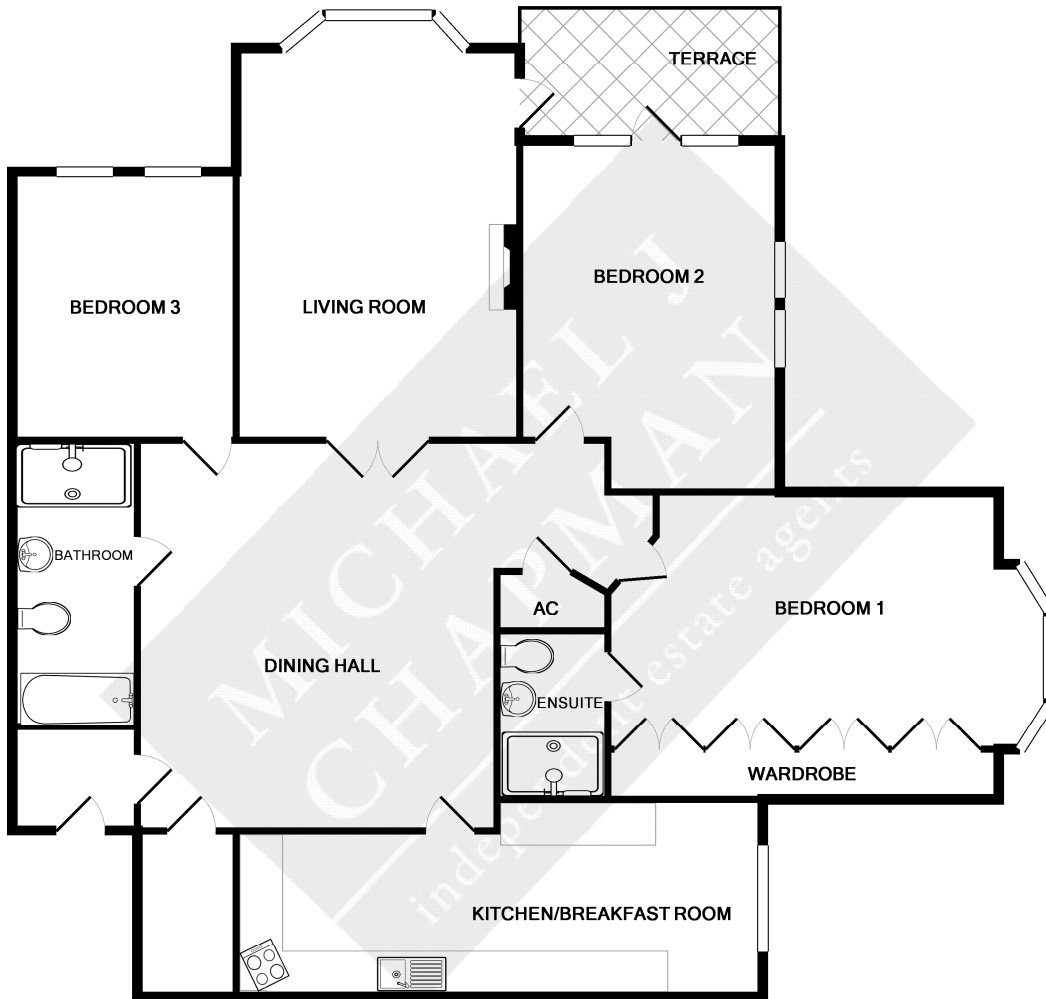
**Bathroom:** 3.99m x 1.75m (13' 1" x 5' 9") Fitted with white suite comprising of panelled bath, low level wc, pedestal wash hand basin, walk in double shower cubicle with mains fed power shower and glazed shower screen, tiled walls and floor, down lights, heated chrome towel rail.

**Terrace:** 3.59m x 1.87m (11' 9" x 6' 2") Accessed from the living room and bedroom 2, paved tiled floor, halogen outdoor heater, wrought iron railings, outside lights.

**Exterior:** The property is approached through electronic gates and stands in an elevated setting within attractive landscaped gardens and has two allocated car parking spaces.

**Location:** Kingsbury House is situated in the popular St Hilary's Park development giving a high degree of privacy in a gated environment, within easy walking distance of 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 new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsbury's. Manchester International Airport is only a short drive away.

**Directions:** From our Alderley Edge office proceed down London Road in a southerly direction. Go past The De Trafford Arms Hotel on the right and turn first left into St Hilary's Park and take the left hand side gates where Kingsbury House is located at the end of the drive.



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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## Energy Performance Certificate



5 Kingsbury House, St. Hilarys Park, ALDERLEY EDGE, SK9 7DA

Dwelling type: Mid-floor flat  
 Date of assessment: 16 March 2013  
 Date of certificate: 18 March 2013  
 Reference number: 8301-9260-7629-6097-5773  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 121 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

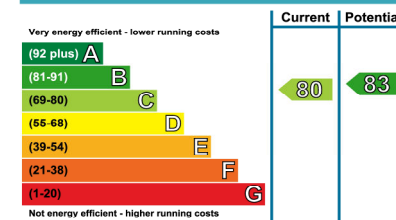
Estimated energy costs of dwelling for 3 years:	£ 1,719
Over 3 years you could save	£ 315

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 396 over 3 years	£ 198 over 3 years	
Heating	£ 885 over 3 years	£ 849 over 3 years	
Hot Water	£ 438 over 3 years	£ 357 over 3 years	
<b>Totals</b>	<b>£ 1,719</b>	<b>£ 1,404</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£125	£ 165	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 153	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

### Important Notice

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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.

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