

6 Chorlegh Grange, Chapel Road, Alderley Edge, SK9 7GL

**MICHAEL J  
CHAPMAN**

independent estate agents



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

**A stylish 2 bedroom, 2 bathroom top floor apartment with allocated off road parking in this exclusive development situated right in the heart of the village.**

**The property in brief comprises of: Communal entrance hall, private entrance with useful store cupboards, reception room with dining area, modern fitted kitchen with integrated appliances, master bedroom with en-suite shower room, second double bedroom/study and a bathroom.**

**The property benefits from double glazing, allocated parking space and a video entry phone system.**

## **Second Floor**

### **Communal Entrance Hall**

**Entrance Hall:** Wood front door, double glazed window to rear, laminate wood flooring, cupboard with hanging rail and shelving, further cupboard for housing potterton gas boiler for domestic hot water and central heating with slatted shelving. Halogen down lighters, radiator, wall mounted video entry phone.

**Lounge: 14' 6" x 14' 1" (4.42m x 4.29m)** Double glazed window to front, halogen down lights, tv and telephone point, laminate wood flooring, radiator, central heating thermostat.

**Kitchen: 10' 2" x 9' 2" (3.10m x 2.79m)** Modern fitted kitchen with wood shaker style wall and base units with granite effect roll top work surfaces and matching splash backs with concealed lighting beneath. Inset 1.5 bowl stainless steel sink unit with mixer tap and drainer, integrated appliances include stainless steel four ring hob with extractor fan over, microwave oven, fridge freezer, washer dryer and dishwasher, double glazed window to rear, halogen down lights, laminate wood flooring, radiator.

**Master Bedroom: 15' 2" x 11' 10" (4.62m x 3.61m)** Double glazed window to front, laminate wood flooring, halogen down lights, radiator, tv point. Door to:

**En-suite Shower Room:** White three piece suite comprises: double shower cubicle with glazed screen, enclosed wc, wash hand basin tiled floor and walls, heated towel rail, halogen down lights, shaver point, extractor fan.

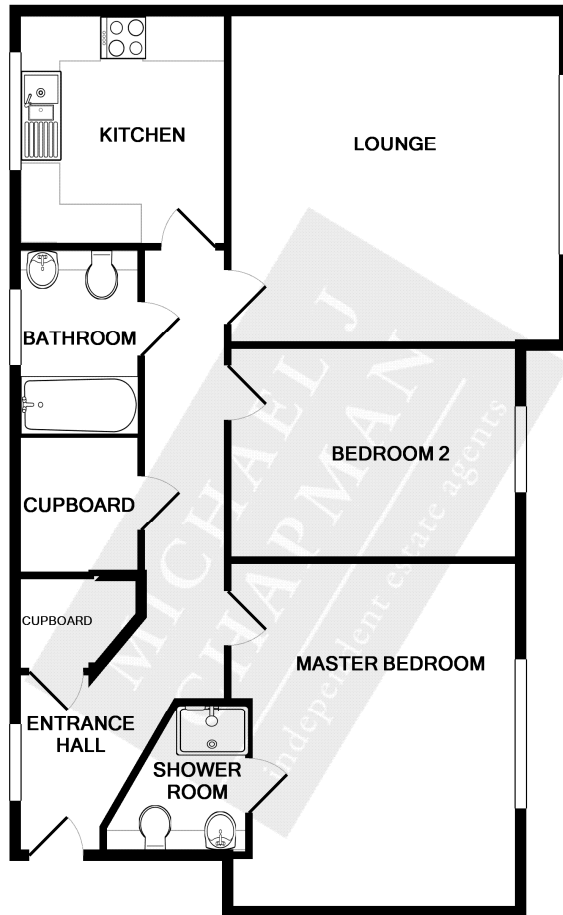
**Bedroom 2: 12' 9" x 9' 3" (3.89m x 2.82m)** Double glazed window to front, laminate flooring, halogen down lights, radiator, access to loft space.

**Bathroom: 8' 2" x 5' 6" (2.49m x 1.68m)** White three piece suite. Comprising of: panelled bath with shower over, enclosed low level wc, wash hand basin, tiled walls and floor, shaving point, extractor fan, halogen down lights, obscure double glazed window to rear.

**Outside:** There is allocated parking for one car in the communal car park.

**Location:** As previously mentioned the property is in the heart of Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements and 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 Sainsburys. Manchester International Airport is only a short drive away.

**Directions:** From our office proceed down London Road in a northerly direction. The entrance to Chorlegh Grange can be found on the right hand side opposite Grill on the Edge.



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**  
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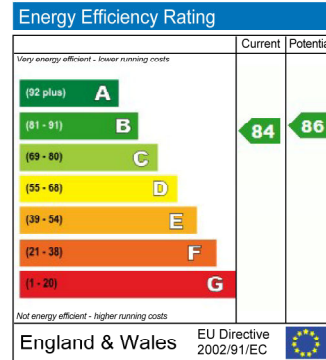
**Energy Performance Certificate**



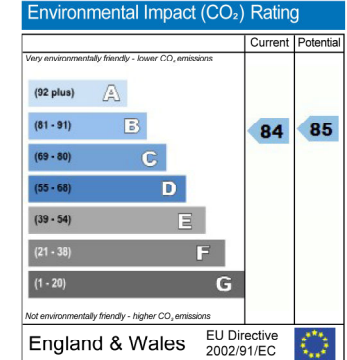
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Dwelling type: Top floor flat  
 Date of assessment: 09-Sep-2010  
 Date of certificate: 09-Sep-2010  
 Reference number: 0171-2891-6218-9700-3195  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 82 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	116 kWh/m <sup>2</sup> per year	107 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.6 tonnes per year	1.4 tonnes per year
Lighting	£86 per year	£48 per year
Heating	£232 per year	£237 per year
Hot water	£89 per year	£89 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

