

15 Cottage Lawns, Alderley Edge, Cheshire, SK9 7NF

MICHAEL J
CHAPMAN

independent estate agents



www.michaeljchapman.co.uk

This well presented two bedroom penthouse apartment offers spacious well planned accommodation which briefly comprises communal entrance hall, stairs to second floor landing, private entrance hall, lounge with dining area, modern fitted breakfast kitchen, two good size bedrooms and bathroom with shower over the bath. In addition the property benefits from gas fired central heating, uPVC double glazing, single garage and parking for one car.

The accommodation comprises of: -

Communal Entrance Hall

Accessed via glazed panelled door with intercom system to the communal entrance hall with stairs to all floors:

Second Floor

Second Floor Landing:

Wood panelled front door leading through to

Private Entrance Hall: With cloaks cupboard with hanging rail. Separate airing cupboard housing hot water cylinder with fitted electric immersion heater with slatted shelves above. Cornice ceiling. Dado rail. Down lighters. Entry phone system.

Lounge/Dining Room: 4.75m x 4.06m (15' 7" x 13' 4") with bay area measuring 2.28m x 1.48m (7'5" x 4'10") Having uPVC double glazed windows with panoramic views to the front and side. Two radiators. Walk in bay window. Down lighters. Two wall light points. Cornice ceiling. Dado rail. Telephone point. Television aerial point.

Kitchen Breakfast Room: 3.49m x 2.76m (11' 5" x 9' 1") With a range of modern kitchen units including single drainer stainless steel sink unit with mixer tap over. Matching base and wall mounted units incorporating Diplomat four ring gas hob with extractor fan over. Electric double oven. Built in dishwasher, fridge and automatic washer/dryer. Part tiled walls. uPVC double glazed window with panoramic view. Down lighters. Radiator. Wall mounted gas fired central heating boiler.

Bedroom 1: 4.72m x 3.00m (15' 6" x 9' 10") With uPVC double glazed window with panoramic southerly views towards the Edge. Radiator. Telephone point. Television aerial point.

Bedroom 2: 4.09m x 2.18m (13' 5" x 7' 2") uPVC double glazed window with panoramic view. Radiator. Hatch offering access to roof space.

Bathroom: 2.76m x 1.68m (9' 1" x 5' 6") With modern white suite including panelled bath with electric shower over. Wash hand basin set in vanity unit with cupboards beneath, and medicine cupboard with mirror doors fronting over. low level WC . Radiator. Towel rail. Part tiled walls. Extractor fan. Down lighters. Shaver point.

Outside

Garage: 5.72m x 2.59m (18' 9" x 8' 6") with metal up and over door. Electric light and power. Timber racking for storage and also useful eaves storage.

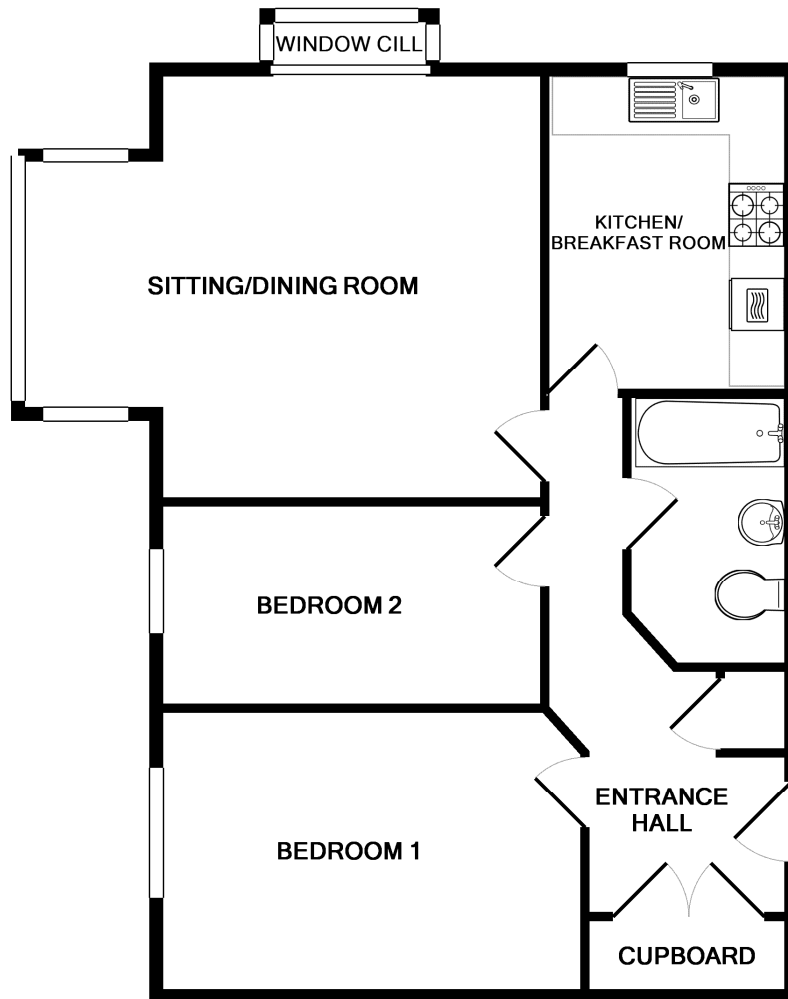
Communal Gardens: There are mature extensive gardens surrounding Cottage Lawns for communal use, which consist of a large lawned area with many mature shrubs trees etc which are maintained by the Management Company. The sweeping driveway skirts the edge of the gardens and leads to the communal parking, garage block and bin stores.

Tenure: The tenure of the property is believed to be Leasehold with a Ground Rent of £85.00 per annum.(TBC)

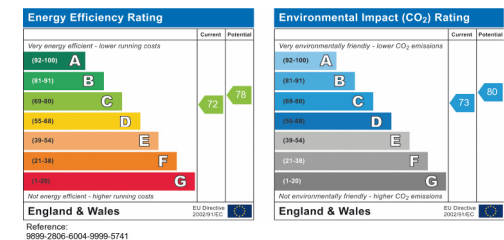
Service Charge: There is a service charge which is currently £260.000 per quarter covering the cleaning of communal parts, building insurance, maintenance of gardens etc.

Location: As previously mentioned the property is conveniently located within 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 Sainsburys. Manchester International Airport is only a short drive away.

Directions: From our office proceed up London Road in a northerly direction towards Wilmslow. Just before going over the railway bridge turn right into Heyes Lane where the drive way to Cottage Lawns can be found on the left hand side after a few hundred meters



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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**MICHAEL J
CHAPMAN**
independent estate agents

01625 584379
10 West Street, Alderley Edge,
Cheshire SK9 7EG
E: sales@michaeljchapman.co.uk
www.michaeljchapman.co.uk

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