MICHAEL J CHAPMAN

independent estate agents



A spacious two bedroom 2 bathroom raised ground floor apartment built by David McLean Homes in 2005. The apartment enjoys an excellent location within the village and has the benefits of double glazing, gas fired central heating, underground parking and a west facing balcony.

The accommodation briefing includes: Entrance vestibule, entrance hall with storage cupboard, lounge/dining opening into the kitchen with integrated appliances, two double bedrooms, the main having an en-suite shower room and a family bathroom. Outside there are managed communal gardens and a delightful communal roof top garden.

An internal inspection is urged to fully appreciate the central location and the good accommodation this apartment has to offer.

Ground Floor

Communal Entrance Hall

Entrance Hall: Solid wood front door, down light, door to;

Inner Hall: Cloaks cupboard, radiator, power point, down lights, doors off to;

Open Plan Living Dining Kitchen

Living Dining Room: 18' 7" x 15' 1" (5.67m x 4.59m) Double glazed windows to rear, laminated floor, down lighters, radiators, Tv aerial point, power points, door to balcony.

Balcony: Accessed from the living area and overlooking the rear of the development it has decked flooring, cast iron railing and wall lighting

Kitchen Area: 11' 11" x 7' 6" (3.64m x 2.29m) Double glazed window to side, with a modern range of units including one and a half bowl sink unit, matching base and wall units with concealed lighting beneath, incorporating Smeg four ring gas hob with extractor hood over, electric fan oven beneath. Built in dishwasher, space for fridge freezer, Smeg washer dryer, wall mounted combination gas fired boiler, down lighters, timber floor.

Bedroom 1: 14' 6" x 12' 6" (4.43m x 3.81m) Double glazed window, down lighters, radiator, power points, Tv aerial point.

En Suite Shower Room: Fitted with a modern white suite comprising of double width shower with glazed shower screen, low level wc, pedestal wash hand basin, splash back tiles, heated towel rail, down lighters.

Bedroom 2: 11' 9" x 7' 7" (3.58m x 2.31m) Double glazed window, down lighters, radiator, power points.

Bathroom: 6' 7" x 5' 10" (2.00m x 1.77m) With modern white suite including panelled bath with shower over, glass shower screen, vanity unit incorporating wash hand basin with cupboards beneath, large vanity mirror over, part tiled walls, heated towel rail.

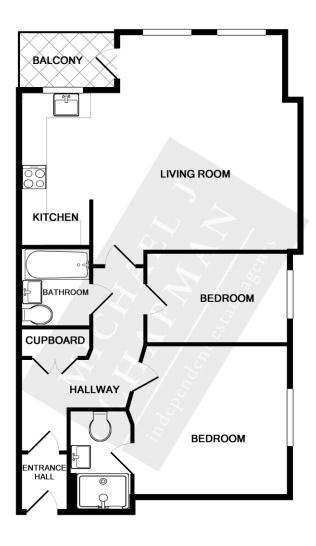
Outside

Parking: There is a secure underground parking with two allocated spaces, with lift access directly into the apartment block.

Communal Gardens There is a south west facing communal roof top garden for the enjoyment of the residents.

Location: The property is situated in a residential location close to the heart of Alderley Edge village centre which offers a wide range of high quality shops including Waitrose, 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 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 the centre of Alderley Edge, turn right at the Natwest Bank into George Street. Wolverton house can be found at the end 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 liems 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 ©2015



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Energy Performance Certificate



 5 Wolverton House,
 Dwelling type:
 Mid-floor flat

 George Street,
 Date of assessment:
 13 November 2009

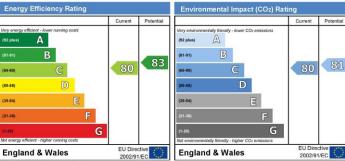
 ALDERLEY EDGE,
 Date of certificate:
 13 November 2009

 SK9 7EB
 Reference number:
 967-2897-6398-0991-4451

 Type of assessment:
 17 RdSAP, existing dwelling

Il floor area: 88 m²

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 (CO₂) 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 this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO2) emissions and fuel costs of this home

	Current	Potential
Energy use	137 kWh/m² per year	126 kWh/m² per year
Carbon dioxide emissions	2.0 tonnes per year	1.8 tonnes per year
Lighting	£97 per year	£48 per year
Heating	£260 per year	£267 per year
Hot water	£104 per year	£104 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 temperatures, 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.

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

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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.







