



Contemporary 2637 sq ft duplex garden apartment

2 Maple Court, 58 Trafford Road, Alderley Edge, Cheshire SK9 7DN

Leasehold with share of freehold (999 years remaining)



Three bedroom suites • Private entrance and personal lift • Open plan living dining kitchen • High specification • Balcony and private garden terrace area • Garage • Grounds of over half an acre • Close to the village

Local information

Maple Court lies within the leafy conservation area of Alderley Edge, one of the prime villages of Cheshire with a host of restaurants, bistros, thriving sports clubs, specialist shops and services and a Waitrose supermarket.

There are excellent schools in the state and private sectors, the train station links to Manchester Airport (from 16 mins) and Wilmslow (London Euston from 1hr 52mins) and the city centre (about 30 mins). Golf courses abound throughout the area and sailing is available at Redesmere Lake.

The village is well placed for access to the north west's commercial centres and 'The Edge' is at the top of the road run by the National Trust; footpaths for dog walking lie just across the road.

Property of this stature so close to the village are rare, offering a good degree of privacy and with a lovely westerly aspect over the gardens from the balcony and private terrace.

About this property

This exclusive and private enclave of only three independent contemporary residences lies about 250 metres from the village and includes two duplex garden apartments with a penthouse above.

No 2 is on the south side and includes the ground and lower

ground floors linked by a private lift and with its own independent entrance.

The specification is exceptionally high and includes American oak over-height doors, Cerim tiling to the hall, entrance, lift, stairs and living area flooring with underfloor heating throughout. A Siematic 'Pure' design kitchen with Corian surfaces, Siemens integrated appliances and a Quooker, a large Island for informal dining and all fitted by Stuart Frazer.

The bathrooms to the three bedroom suites are beautifully equipped with wall hung Duravit sanitary ware, Hans Grohe showers, glass frameless shower screens, fitted mirrors and Calacatta tiling to the walls and floors.

With high ceilings, double height to the living area, large windows and glass balustrades to the staircase, the property is flooded with natural light and our clients have made provision for installing electrically operated blinds.

The light private entrance hall is galleried, overlooks the dual height living area and has a staircase leading down and the lift to the garden floor. To the front is the third bedroom suite which would equally well serve as a home office. The principal bedroom suite lies to the rear with a dressing area and en suite bathroom. Patio doors open to the balcony with lovely views over the landscaped gardens to





the west facing rear gardens.

The garden floor includes the superbly appointed kitchen area leading through to the dining area with dual aspect patio doors opening onto the private garden terrace area, perfect for entertaining during the summer months.

The double height living room opens off, again with patio doors to the rear terrace and a contemporary living flame gas fire above the raised full width hearth/display area.

The alarm and CCTV system can be monitored remotely on a phone app or by an independent security company and there is gated access to the driveway, offering peace of mind for those spending time away.

A single garage with insulated roller doors, a designated parking space and visitor parking along with ducting for electric car charging are provided along with a water tap and power points.

The properties are offered on a 999 year leasehold with a 1/3 share of the freehold. The management and service charge are to be confirmed.

Tenure

Leasehold with share of freehold

Local Authority

Cheshire East 0300 123 5500

Viewing

Strictly by appointment with Savills









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Gross internal area (approx) 244.98 sq m/2637 sq ft plus balcony 6.41 sq m/69 sq ft

Outbuildings Garage 18 sq m/192 sq ft

Total 262.98 sq m/2829 sq ft excluding balcony



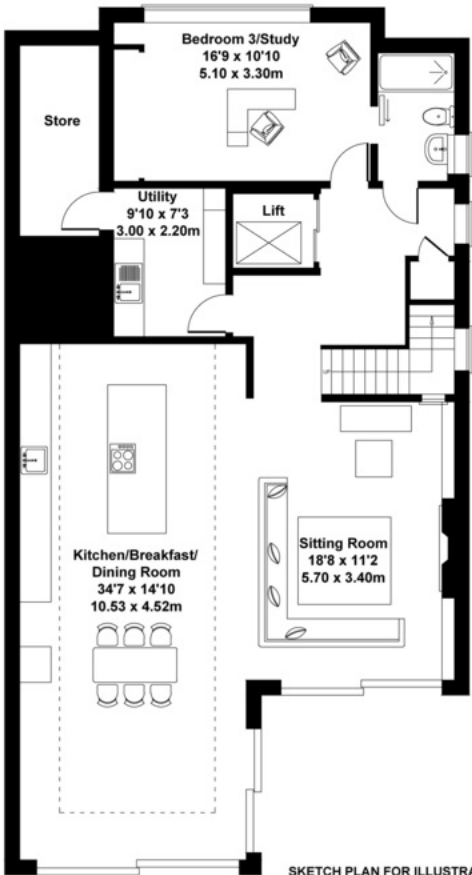
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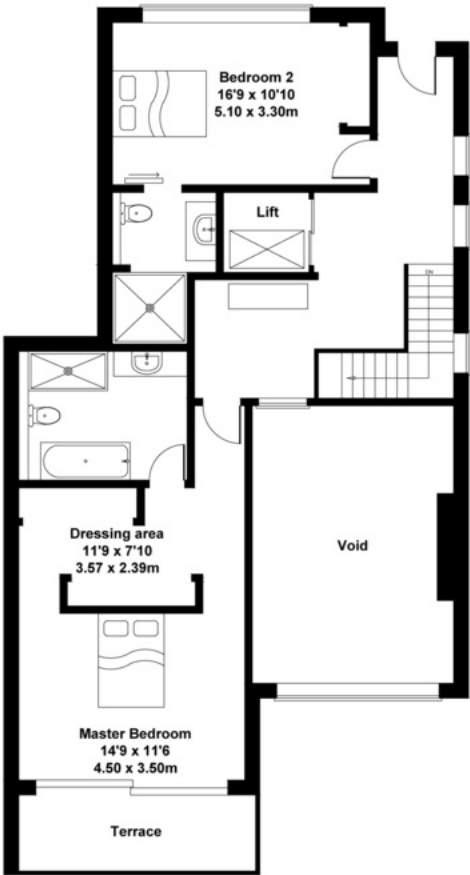


LOWER GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2018



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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