



Fabulous contemporary penthouse with large balcony

The Penthouse, 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 • 530 sq ft balcony/terrace • 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 this penthouse apartment above.

With its private double height reception hall and both staircase

and lift access this is lateral living at its best. The vast balcony provides amazing outdoor entertaining or relaxing space and has a glazed balustrade to make the most of the views over the half acre west facing gardens. The principal rooms open directly onto this terrace.

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 large windows and glass balustrades to the galley landing, the property is flooded with natural light and our clients have made provision for installing electrically operated blinds.

The light private entrance hall is a double height atrium style and has a private lift and staircase with a glass balustrade to the first floor. The large open plan living dining kitchen extends to the full depth of the property and has a triple aspect with two sets





of sliding doors opening to the rear west facing terrace. Perfect for indoor/outdoor living and enjoying the afternoon and evening sun while entertaining or relaxing.

The living area features a contemporary living flame glazed gas fire on a raised hearth and is flanked by a pair of south facing windows. There is ample space for dining, informally at the large island breakfast bar or with space for seating at least twelve in the dining area. The balcony has ample space for an outside lounge and similar numbers dining.

The bedroom area is on the north side and includes the principal suite with its dressing room and French doors opening to the balcony. There are two further suites with fitted wardrobes and a laundry room handily located near the bedrooms.

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

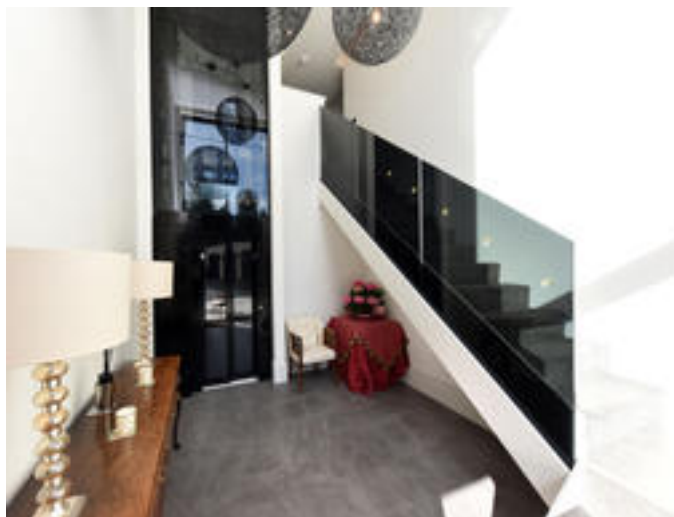
Leasehold with share of freehold

Local Authority

Cheshire East 0300 123 5500

Viewing

Strictly by appointment with Savills









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Gross internal area (approx) 242.47 sq m/2610 sq ft balcony 49.23 sq m/530 sq ft

Outbuildings Garage 18 sq m/192 sq ft

Total 309.7 sq m/3332 sq ft including balcony



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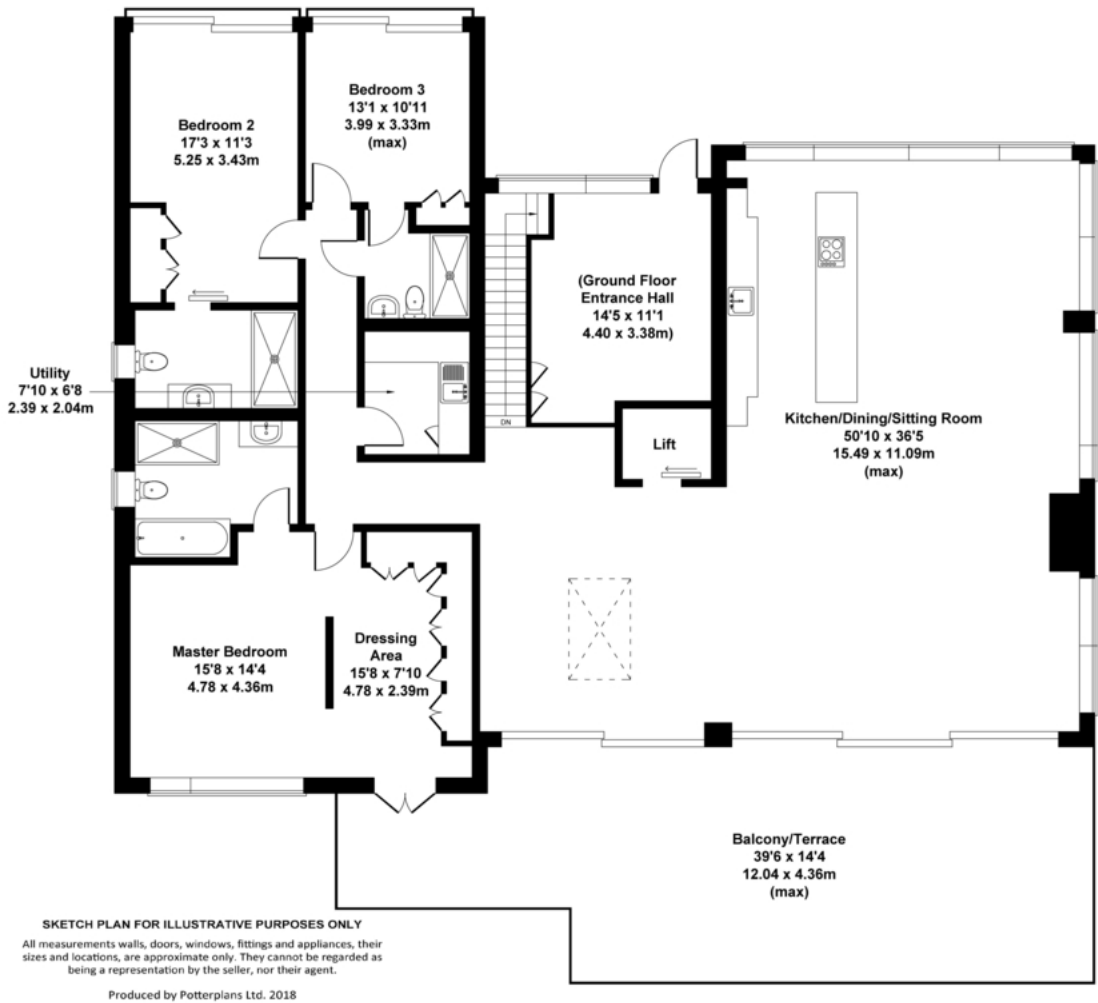
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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