



## Duplex 2 bedroom apartment with garaging & garden

1A Lowood, Davey Lane, Alderley Edge, Cheshire, SK9 7NZ

Leasehold

savills



Two double bedrooms • Two single garages plus car barn • Private driveway and garden • Study • Three bathrooms

#### Local information

This superbly positioned apartment is situated only 0.4 miles from village amenities. The village centre offers excellent restaurants, bistros and bars as well as two supermarkets and a range of specialist shops. Larger shopping and recreational facilities such as Marks & Spencer, John Lewis, golf clubs and fitness centres are within a 10-minute drive.

The property is well placed for easy access to the M56 and A34 for commuters to Manchester and the North West commercial centres. Manchester Airport lies 6.1 miles away. The railway station in the village offers a 29 minute service to Manchester Piccadilly and a 10 minute service to Manchester Airport. London Euston can be reached from Wilmslow train station in under 1 hour 51 minutes.

#### About this property

Forming part of a Victorian conversion, this beautifully presented two bedroom self-contained duplex apartment represents a truly rare opportunity for prospective purchasers. Worthy of particular note is the extensive private outside space this property offers along with two garages and a car barn. The property is approached along its own private driveway which offers extensive off road parking and opens up into a private walled low maintenance gravel garden with raised beds.

The accommodation extends to approximately 1,132 Sq Ft and is finished to a high standard

throughout. The property is entered via a period style composite front door into the kitchen which is fitted with a modern range of shaker style units with complimentary wood block work surfaces and a freestanding Smeg gas range cooker. The kitchen leads through into a spacious open plan 24'2" living/dining room with high ceilings, exposed and polished floor boards, plantation shutters and a period style fireplace with granite hearth and bio ethanol fire. An inner hall leads through to the master bedroom suite with fitted wardrobe and en suite shower and a beautifully appointed main bathroom with double ended freestanding roll top bath and separate shower. A spiral staircase leads down to the lower ground floor accommodation where there is a second double bedroom, en suite bathroom and a rear hall/utility room with access to outside and a versatile room well suited as a study, dressing room and en suite bathroom.

For those seeking a spacious 'turnkey' apartment within walking distance of the village amenities offering extensive garaging, outside space and parking, this unique property should be top of your list.

#### Tenure

Leasehold

EPC rating = D

#### Viewing

Strictly by appointment with Savills







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**Gross internal area (approx)** 1132 sq ft / 105.2 sq m

**Outbuildings** 475 sq ft / 44.1 sq m

**Total** 1607 sq ft / 149.3 sq m

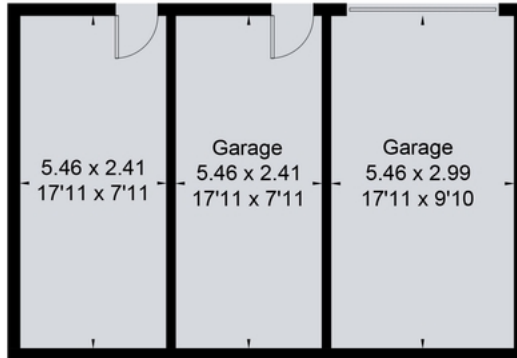
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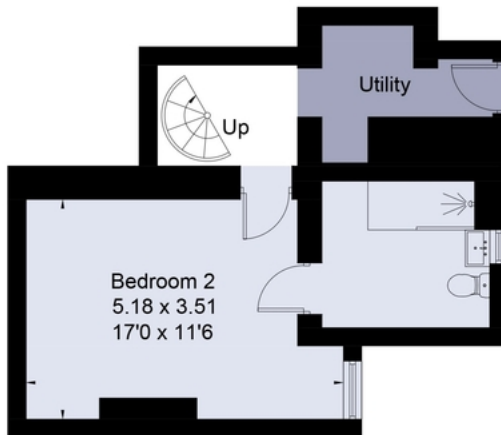
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For identification only. Not to scale.

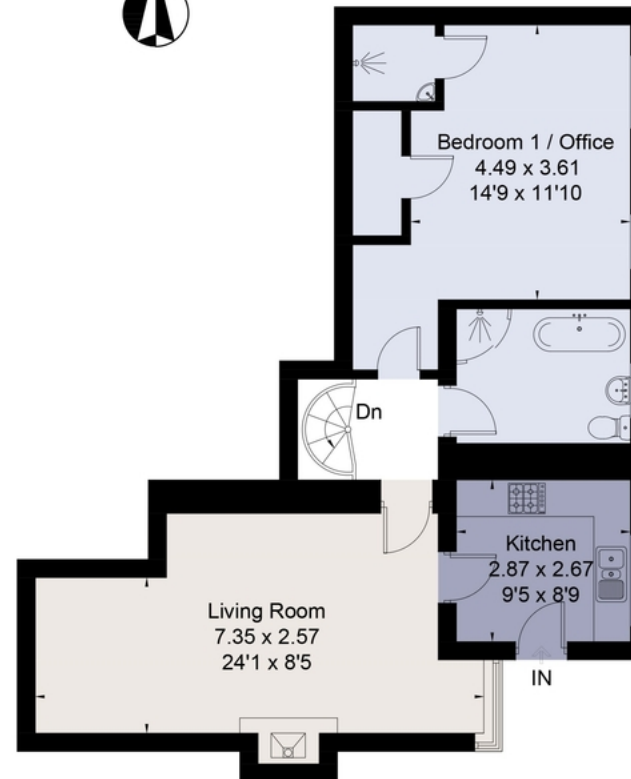
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(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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