



EXCEPTIONAL 2,500 SQ FT PENTHOUSE APARTMENT IN CENTRAL VILLAGE LOCATION

11 KINGSBURY HOUSE,
ST. HILARYS PARK, ALDERLEY EDGE, CHESHIRE SK9 7DA

Leasehold

savills

ELEGANTLY FURNISHED, GENEROUSLY
PROPORTIONED AND TASTEFULLY
PRESENTED, EXTENDING TO OVER 2,500 Sq
Ft

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Up to 4 bedrooms ♦ Up to 3 reception rooms ♦ Fitted study ♦
Open plan dining kitchen ♦ Westerly facing balcony ♦ Extensive
communal gardens ♦ Gated parking for 2 cars ♦ EPC rating =
C

Situation

Wilmslow town centre: 2 miles, Handforth Dean: 4.4 miles, Manchester Airport:
6 miles, Knutsford: 7 miles, Manchester City Centre: 14.9 miles.

Literally a few steps from the village centre, this fine duplex penthouse
apartment is incredibly well placed for access to the village's many restaurants,
bistros and specialist shops. The train station is within easy walking distance
(Manchester 31 mins) and Manchester Airport is a short drive away or only 10
minutes by train. The apartments stand in an elevated setting and offer a
secure access gate directly into the village centre. There are far reaching views
over the village and the Cheshire Plain beyond from the westerly facing balcony.

Alderley Edge village has a Waitrose supermarket and is well placed for access
to the main line train station in Wilmslow (Euston 1hr 52mins) and Wilmslow
provides a more comprehensive range of shopping facilities whilst Marks &
Spencer at Handforth Dean and John Lewis at Cheadle are only a short drive
away.

Description

This superb duplex penthouse apartment with lift access offers up to four
bedrooms with two bathrooms. Elegantly furnished, generously proportioned
and tastefully presented, the property extends to over 2,500 Sq Ft offering
flexibly arranged rooms which can meet most discerning buyer's needs
depending upon bedroom number requirements. Currently the property is
arranged with two bedrooms whilst the third is used as a second reception
room and the fourth as a study.

The main communal reception hall has a secure video intercom entry system
and lift and staircase which provide access to the second floor landing. The
entrance door to the apartment opens through to a hall off which there is a
spacious dining hall which acts as the hub of the home.



Double doors open into the large main reception room which has an impressive ornamental marble living flame gas fireplace and dual-aspect round topped Italianate style windows. Two further sets of double doors off the hall open into a second reception room/third bedroom and a spacious open plan bay fronted dining kitchen. The well equipped kitchen is finished with granite work surfaces and incorporates an island for informal dining whilst there is a comprehensive range of Siemens appliances which include a double electric fan oven with microwave, dishwasher, washing machine and dryer. Completing the accommodation on this floor is a spacious double bedroom, a fitted study/fourth bedroom and a beautifully appointed main bathroom with Limestone tiling, shower over bath and a walnut vanity unit with top mounted stone basin.

An inner hall with bespoke American Walnut staircase leads to the second floor which is dedicated to an indulgent master bedroom suite. The master bedroom is impressive, with a contemporary range of bespoke fitted Walnut fitted bedroom furniture and vaulted ceilings with skylight windows. An en suite wet room shower room is finished with limestone tiling and features a Walnut vanity unit with stone sink.

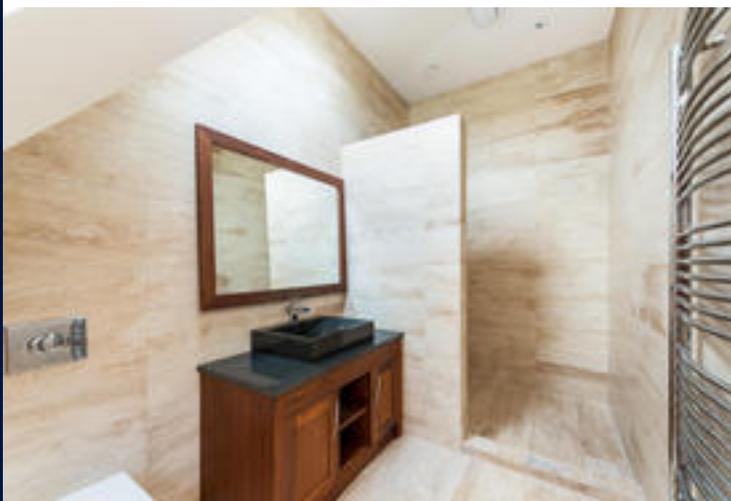
There are two allocated parking spaces included with the sale.

Tenure:

150 years from 01.01.2003

Viewing:

Strictly by appointment with Savills

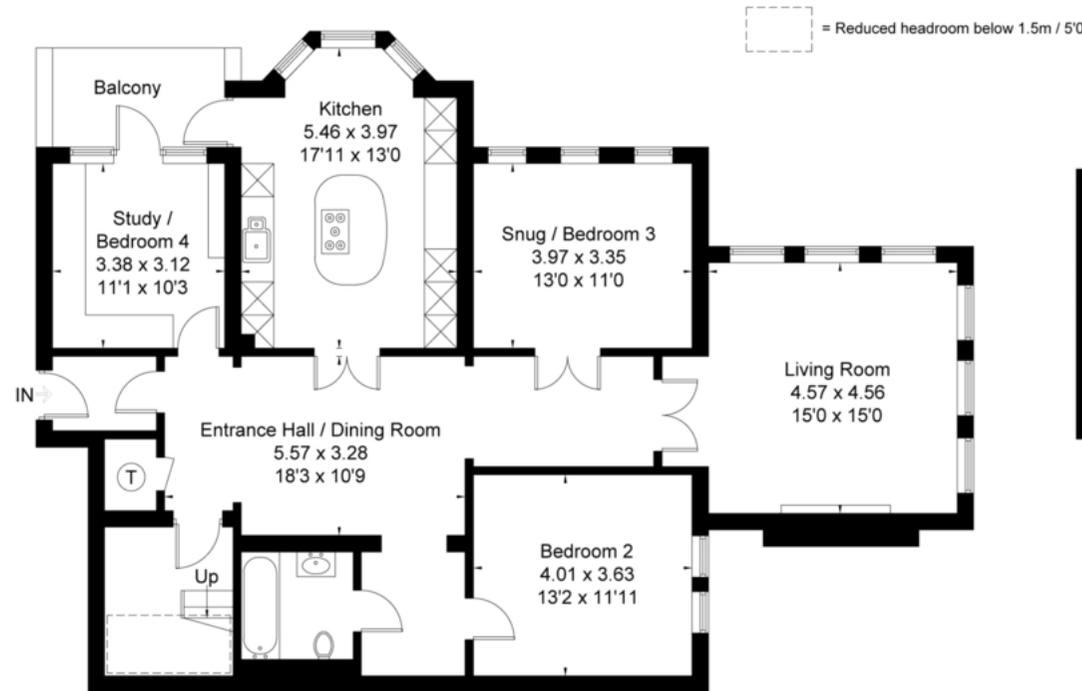


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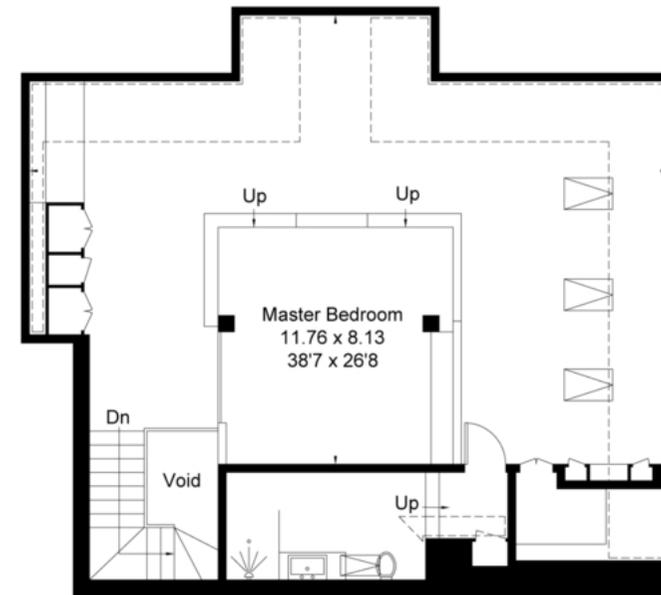
Gross Internal Area (approx) = 237.7 sq m / 2559 sq ft (Excluding Void)

For identification only. Not to scale.

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Second Floor



Third Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	82
(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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