



High specification exclusive luxury apartment

Flat 16, Oak Bank, Brook Lane, Alderley Edge, Cheshire, SK9 7QG

Leasehold



Three bedrooms • Two reception rooms • Three bathrooms • Cloakroom with wc • Utility room • Exclusive gated development • Private secure store room • Garage with ingenious Claus Autopark system

Local information

In a secure and private setting close to the thriving village centre and train station, this superb contemporary development is among the finest in the area.

The village offers a superb range of restaurants and bistros, Waitrose supermarket and specialist services and shops. There are fantastic sports and leisure facilities throughout the area and Alderley Edge golf club is just down the road.

Manchester International Airport is about 15 minutes drive away and the station has a regular service to Manchester, the airport and to Wilmslow (London Euston 1hr 52mins).

About this property

Finished to a high specification throughout, this beautifully presented and particularly spacious apartment extends to around 1,509 Sq ft and is perfectly located for village amenities.

This exclusive, gated, high end development features security gates, cctv and an alarm system combined with Lutron lighting to the apartment and an integrated Bose sound system. Perfect for those for whom this would be a second home.

Spacious and light, the property offers well-proportioned and beautifully presented accommodation that includes an entrance hall area, a dining hall with oak flooring and a family bathroom. The breakfast kitchen includes a range of contemporary gloss units, granite work surfaces and a range of

Miele appliances. These include an integrated fridge/freezer, gas hob, double oven, steam oven, warming draws and a coffee machine. A utility room, rare in apartments, lies off the kitchen. The 20'0 x 12'9 living room features a contemporary living flame gas fire and a Juliet balcony with a southerly aspect.

The luxurious principal suite features an integrated TV, gas fire and large en suite fitted with wall hung Jacuzzi sanitary ware and a premium Jacuzzi bath. The second bedroom benefits from fitted wardrobes and an en suite shower room. The third bedroom, currently used as a dressing room, is fitted with a range of bespoke wardrobes.

The private secure store room in the basement has lift access and is about 110 sq ft fulfilling most storage needs and the garage has an ingenious Claus Autopark system to accommodate two vehicles.

The communal gardens are attractively landscaped and include a flagged terrace immediately outside the French doors.

Viewing is essential to truly appreciate all this exceptional apartment has to offer.

Tenure

Leasehold

EPC rating = B

Viewing

Strictly by appointment with Savills





Flat 16, Oak Bank, Brook Lane, Alderley Edge, Cheshire, SK9 7QG
Gross internal area (approx) 140.2 sq m / 1509 sq ft
Outbuildings Garage 19.7 sq m / 212 sq ft
Total 159.9 sq m / 1721 sq ft Including Limited Use Area (0.3 sq m / 3 sq ft)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(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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