



# Stunning 3 bedroom garden apartment near the village

**Apartment 9 Oak Bank, Brook Lane, Alderley Edge, Cheshire SK9 7QG**

Leasehold (135 years years remaining)



Three bedrooms • Two/three bathrooms • Spacious lounge • Dining hall • Breakfast kitchen • Utility room • Basement store • Two car garage

#### Local information

In a secure and private setting close to the thriving village centre & 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 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

This stunning garden apartment enjoys a southerly sunny and private aspect to the front and offers secure and comfortable living a short stroll away from the village centre.

The exclusive, gated, high end development features security gates, CCTV and alarm system combined with Lutron lighting to the apartment, an integrated sound system and the heating system can be controlled remotely. Perfect for those for whom this would be a second home.

Spacious and light, the property offers well proportioned and presented accommodation that includes an entrance hall area, a dining hall with oak flooring and a cloakroom with plumbing to create a third bathroom, if required, to serve the third bedroom which is currently used as a study.

The breakfast kitchen is wall to wall Miele, not only the appliances, but the kitchen units too, all set under granite surfaces with oak flooring and a dual aspect. A rare utility room, lies off the kitchen.

The living room is a great size and features a dual aspect, oak flooring, a real fire in a contemporary stone fireplace with a marble inner. Double French doors open to the gardens and terrace.

The two large bedroom suites have quality fitted wardrobes and bedroom furniture & plantation shutters, the principal has a bathroom and the guest suite a shower room fitted with wall hung Jacuzzi sanitary ware and a premium Jacuzzi bath.

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.

All in all, a well planned and comfortable garden apartment with all the contemporary trimmings offering single level living in a stylish and premium development well placed for the village.

#### Tenure

Leasehold

#### Viewing

Strictly by appointment with Savills





**Apartment 9 Oak Bank, Brook Lane, Alderley Edge, Cheshire SK9 7QG**

**Gross internal area (approx)** 158.5 sq m / 1706 sq ft

**Outbuildings** 29.8 sq m / 321 sq ft

**Total** 188.3 sq m / 2027 sq ft

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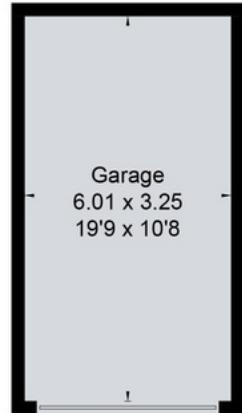


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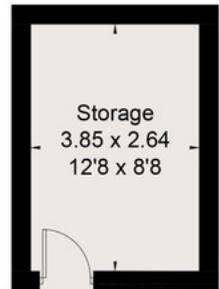
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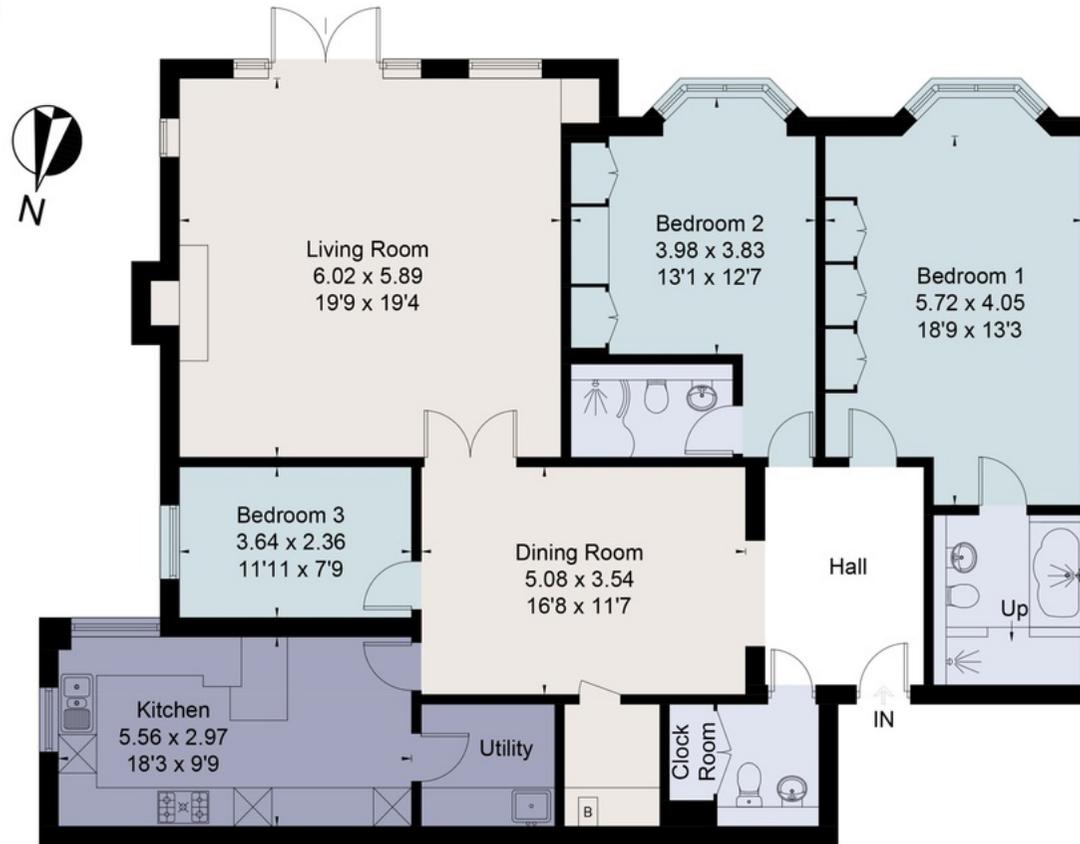
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(Not Shown In Actual Location / Orientation)



Basement / Lower Ground Floor



Ground 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>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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