



Stunning apartment with balconies in the village centre

Penthouse, 12 Kingsbury House, St. Hilarys Park, Alderley Edge, Cheshire, SK9 7DA

Leasehold



Three bedrooms • Three bathrooms • Five private terraces • 19' x 16' sun room • 1,156 sq ft attic • Two parking spaces • Lift • Communal gardens

Local information

This fine penthouse apartment is incredibly well placed for access to the village's many restaurants, bistros and specialist shops. The area offers excellent schooling with highly regarded local state schools and a wide choice of private schools nearby. Alderley Edge School for Girls is 0.5 miles, Alderley Edge Community Primary School is 0.5 miles (Rated 'Outstanding' in their last Ofsted report in 2014) and The Ryleys School is 0.7 miles. 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 5.9 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 changing at either Wilmslow or Crewe train stations in under 2 hours.

About this property

This is a superb penthouse apartment with lift access and offers two or three bedroom accommodation with three bathrooms. Elegantly furnished and tastefully presented with generous versatile rooms and extending in all to about 2105 sq ft, Currently the property is arranged with two bedrooms and the third is used as a second reception room. The large main reception room has an impressive ornamental marble fireplace and the well equipped kitchen opens to a dining area with French doors to a balcony. The main reception lobby has a secure

entry system and a lift and staircase provide access to the exclusively used landing, off which there are double French doors opening to a large balcony owned by our clients. The entrance door to the apartment opens through to a hall off which there are a number of store cupboards, a contemporary shower room and to the left there is the large conservatory style sun lounge or third reception room with French doors to a small roof garden area. The reception hall leads through to the spacious main reception room which, in addition to the impressive fireplace, has French doors to a balcony with a southerly aspect. Double doors lead off to the guest bedroom with French doors to a westerly facing balcony and a door through to an en suite bathroom. The third double bedroom also lies off the main reception room and has a built-in wardrobe cupboard and a French door to a small balcony area. The kitchen has double doors off the inner hall area and is well equipped with a Siematic kitchen featuring Siemens appliances and granite surfaces. There is ample space for dining and entertaining and double French doors open to a south facing balcony. An airing cupboard/store lies off the inner landing opposite. The generously proportioned principle bedroom is impressive, with a contemporary range of fitted bedroom furniture and a pair of French doors leading to an easterly facing balcony to catch the morning sun. An en-suite bathroom with a large shower.





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Gross internal area (approx) 2105 sq ft / 196 sq m

Outbuildings Terrace external area = 241 sq ft / 22 sq m

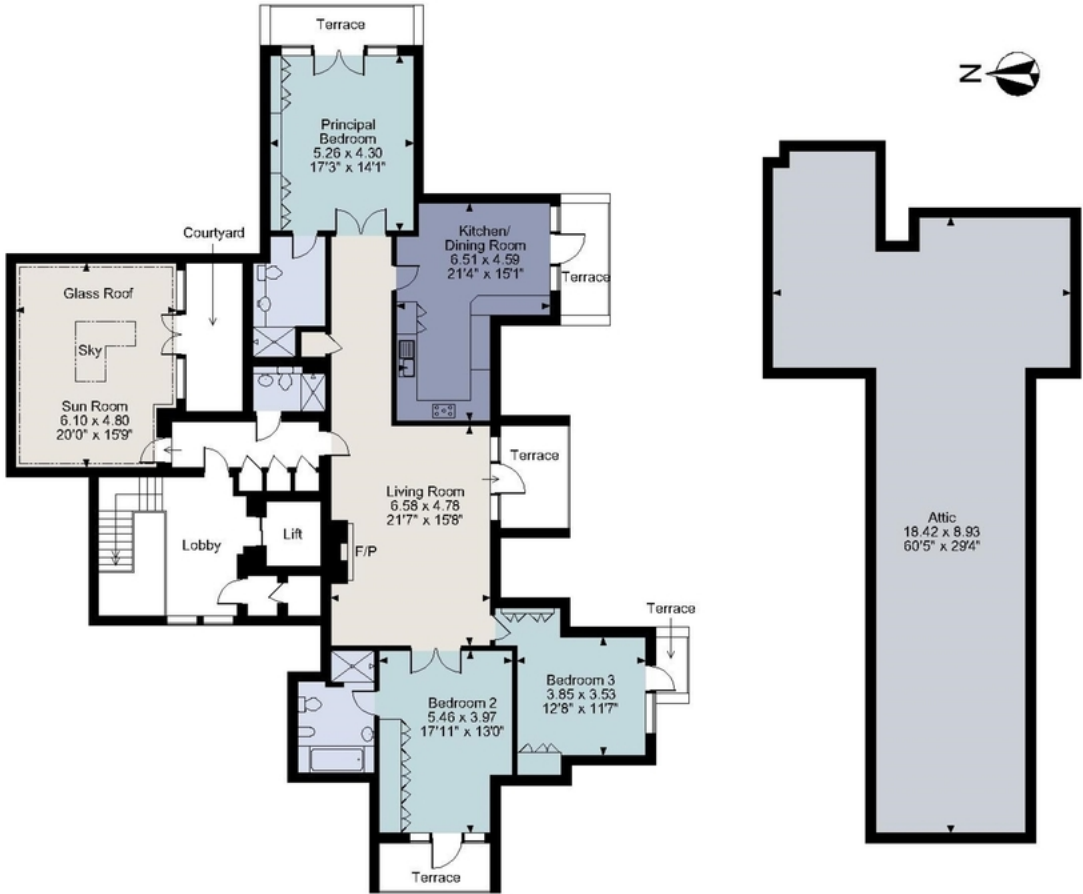
Total 2,346 sq ft / 218 sq m



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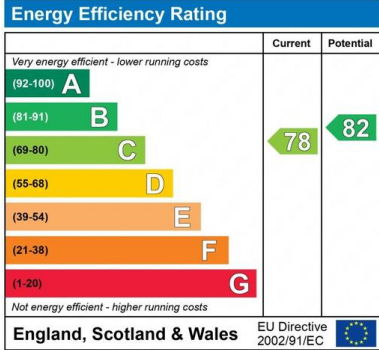
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