



12 WOLVERTON HOUSE GEORGE STREET, ALDERLEY EDGE, CHESHIRE, SK9 7EB

**Andrew J Nowell**  
& Company





## 12 WOLVERTON HOUSE GEORGE STREET, ALDERLEY EDGE, CHESHIRE, SK9 7EB

£1,500 Per Calendar Month

- Well-presented apartment
- Alderley Edge Village location close to all amenities
- Second/top floor
- Re-fitted kitchen with integrated appliances
- Two double bedrooms and two bathrooms (one en-suite)
- Undercroft parking
- Communal roof garden with views of The Edge
- Lift access to all floors







A well-presented two double bedroom, two-bathroom top floor apartment, located in the heart of Alderley Edge Village. This superb property offers convenient access to an array of bars, restaurants, high street amenities, and Alderley Edge Train Station, all within a short walking distance.

The accommodation comprises an entrance hall with a recessed storage cupboard and loft access, leading to a spacious open plan living/dining kitchen. The living area features double glazed French doors opening to a Juliet balcony at the rear, while the kitchen area has been recently refitted with contemporary units and integrated appliances, including an electric oven, induction hob, extractor, fridge freezer, dishwasher, and washer dryer. The main bedroom benefits from an en-suite shower room, complemented by a second double bedroom and a separate bathroom.

Additional features include UPVC double glazing, gas fired central heating, and lift access to all floors. The apartment also benefits from an undercroft parking space and access to an attractive communal roof garden, offering delightful views towards The Edge.

### Important Information

Council Tax – D

EPC Rating – B

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Secure undercroft parking

What 3 Words – [///rings.bliss.weeks](#)

Flood Risk\*: Very Low Risk of flooding

Broadband\*\*: Ultrafast Broadband Available

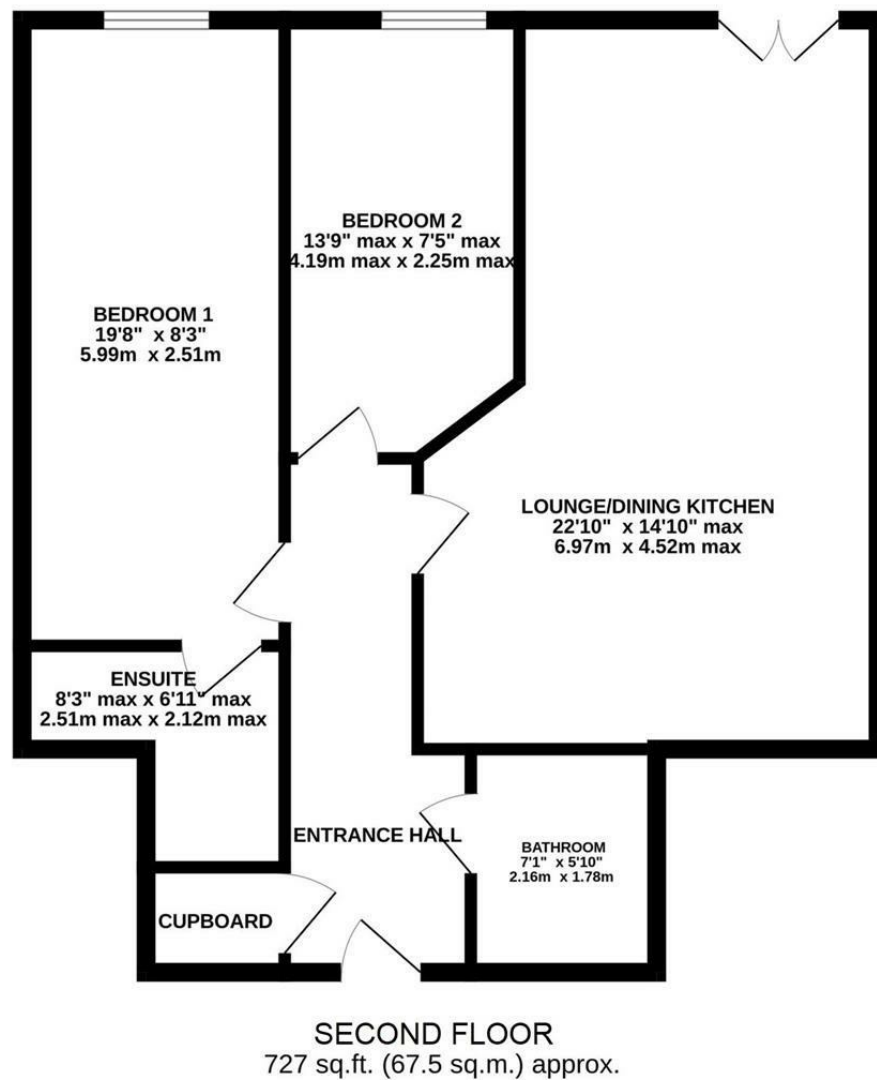
Mobile Coverage\*\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.





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