



APT 4, THE ORCHARD BEECHFIELD ROAD, ALDERLEY EDGE, SK9 7AT

Andrew J Nowell
& Company



APT 4, THE ORCHARD BEECHFIELD ROAD, ALDERLEY EDGE, £1,650 Per Calendar Month

- Private Gated Position
- Top Floor Apartment with Stunning Views
- Two Bedrooms
- Parking

A Spacious two double bedroom top floor apartment with stunning far reaching views. Set in an enviable private position set behind electric gates on this popular road within a short walk of the village centre.

The property boasts a top floor position with a large living room with balcony which opens through to a dining kitchen with modern units and integrated appliances. There are two double bedrooms both with fitted wardrobes. The principal bedroom has an en-suite shower area and the family bathroom has been re-fitted with contemporary fittings and bespoke tiling.

The property comes furnished and is available immediately.





Important Information

What3Words - [///saying.custom.live](http://saying.custom.live)

Parking - Communal Parking

Heating - Gas central heating

Mains - Gas, electric, water and drainage

EPC rating - C (72/77)

Council Tax band - D (Cheshire East).

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin

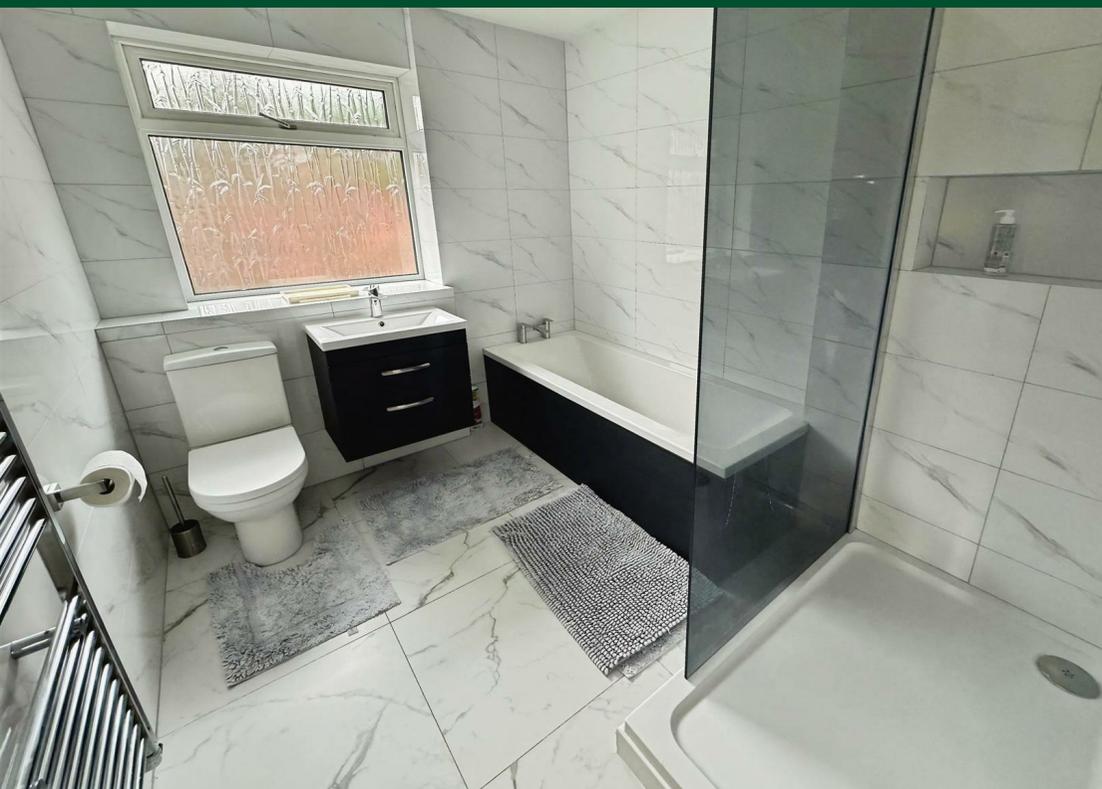
**Flood Risk - There is a very low flood risk for this property.

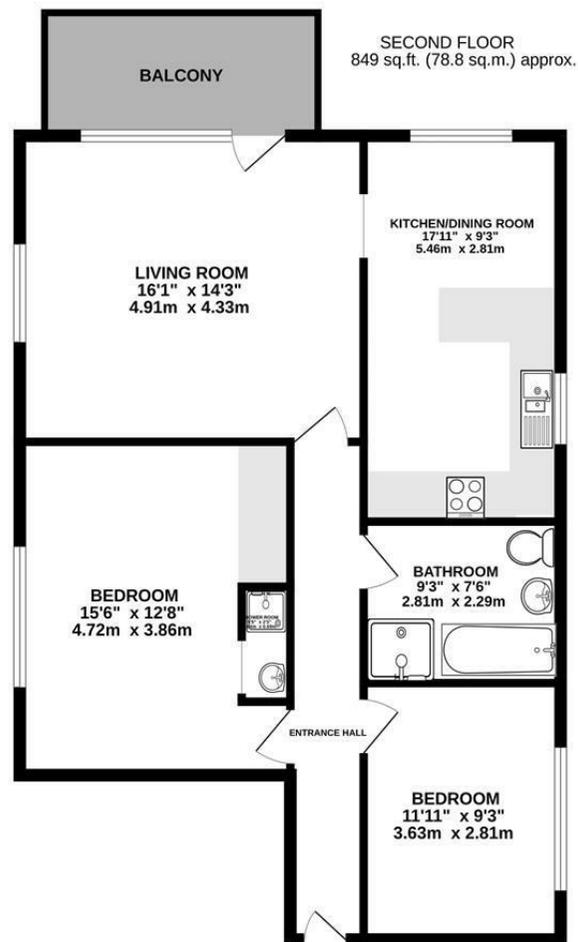
*Broadband - Ultrafast broadband available at the property

*Mobile - Likely coverage by EE, O2, Three and Vodafone. Limited coverage indoors

* Information provided by Ofcom checker and isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property.

** Information provided by GOV.UK





TOTAL FLOOR AREA: 849 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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