

The Ash  
Prestbury



Guide Price £675,000

Andrew J Nowell  
& Company



## The Ash, 1 Bridge House, The Village, Prestbury, SK10 4DG

An immaculate ground floor apartment situated in this stunning development in the heart of Prestbury Village.

- Garage & Parking
- Village Location
- Open Plan Living
- No Chain

Bridge House is an exclusive development of prestige apartments constructed by renowned developer PH Homes and boasting a convenient location on the high street of Prestbury Village.

The Ash occupies the ground floor of Bridge House and extends to nearly 1,350 square feet of well-planned versatile accommodation finished to an exacting standard with underfloor heating throughout.

There is a central entrance hall which leads through to the SieMatic kitchen (with modern gloss units and integrated NEFF appliances) which is open through to the living space with central fire and doors opening onto the balcony with views across the River Bollin.

There is a spacious principal bedroom suite with built in wardrobes and en-suite shower room. There is a second bedroom and a study/bedroom three along with the main bathroom. Both bathrooms have high quality Duravit sanitary ware and Hansgrohe fittings.





The Ash is accessed from the high street on the ground floor but there is a secondary access from the parking area through the communal hallway with lift access. The Ash has a tandem double garage providing ample parking with further spaces for residents and visitors.

Situated in the heart of Prestbury Village Bridge House has access to everything for day to day needs along with the train station. The larger centres of Macclesfield, Wilmslow and Alderley Edge are within easy reach.

The Furnishings are available subject to separate negotiation.  
The property is offered for sale with no onward chain.

### Important Information

What 3 Words - [///elaborate.sport.larger](http://elaborate.sport.larger)

Council Tax - Cheshire East Band G

EPC Rating - B (84/84)

Tenure - Leasehold - 992 Yrs Remain  
Ground Rent - £249 per annum  
Service Charge - £360 per month

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Garage & Communal Parking

There are restrictions in the lease (E.g. No pets) - A copy is available from the office.

Flood Risk\*: Low flood risk - rivers and sea  
Very Low flood risk - Surface water

Broadband\*\*: Superfast broadband available

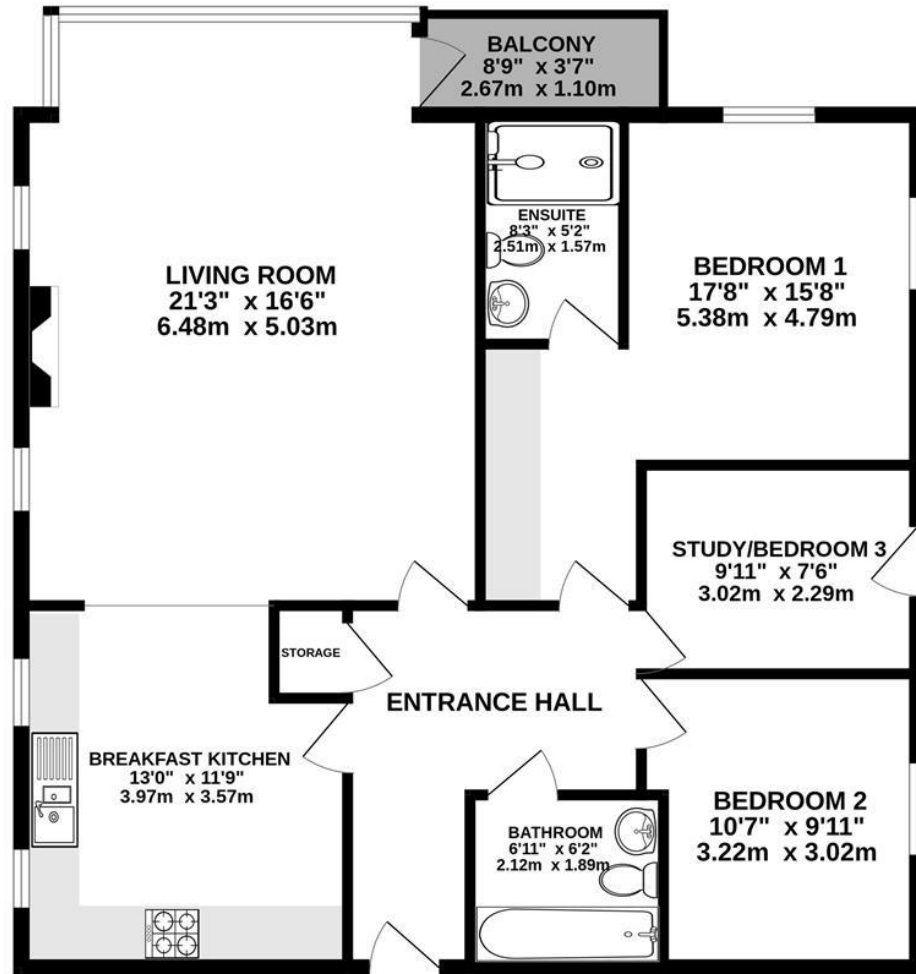
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

\* Information provided by GOV.UK

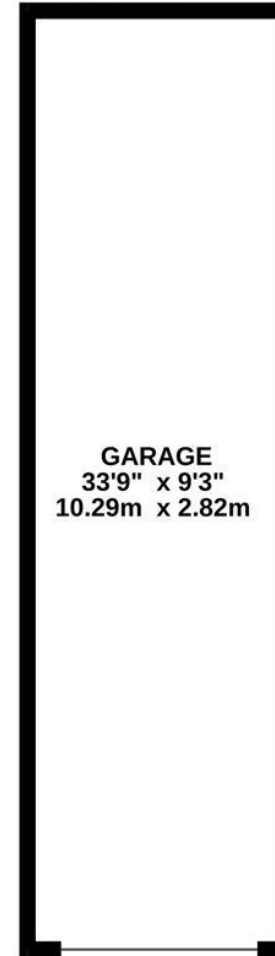
\*\* Information provided by Ofcom checker.

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.

GROUND FLOOR  
1344 sq.ft. (124.8 sq.m.) approx.



\*Not shown in actual position/orientation



TOTAL FLOOR AREA : 1344 sq.ft. (124.8 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.

Made with Metropix ©2024

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: [mail@andrewjnowell.co.uk](mailto:mail@andrewjnowell.co.uk)

T 01625 585905

[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)

**Andrew J Nowell  
& Company**

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.