

# 6 Chorlegh Grange

Alderley Edge



Guide Price £375,000

Andrew J Nowell  
& Company





## 6 Chorlegh Grange, Chapel Road, Alderley Edge, SK9 7GL

A spacious two-bedroom apartment in this popular development in the centre of Alderley Edge Village.

- Open Plan Living
- Two Bedrooms
- Re-fitted Kitchen
- Allocated Parking

Occupying an enviable position on the top floor this contemporary two-bedroom apartment has been remodelled to create a bright and spacious open plan living space with recently re-fitted kitchen.

The kitchen has modern gloss units with built in bespoke LED lighting and integrated NEFF appliances. The kitchen opens through to the living and dining space with wood effect flooring. There is a large entrance hall with two useful storage cupboards.

The principal bedroom has a full run of fitted wardrobes and en-suite shower room. There is a second double bedroom and the main bathroom. Both bathrooms have contemporary fittings and bespoke tiling.

The property benefits from plantation shutters throughout.





Externally the development has a private carpark with allocated parking spaces for residents and visitors. The communal areas have recently been redecorated with new carpets.

Chorlegh Grange is situated in the heart of Alderley Edge Village which is renowned for fine restaurants and bars along with The Edge and area of outstanding natural beauty. The village offers everything for day-to-day needs along with the local train station with links to Manchester and London.

The property is offered for sale with no onward chain.

### Important Information

Council Tax – Band D

EPC Rating – B (82/82)

Tenure – Leasehold, 105 years remaining.  
Service Charge - £147 per month  
Ground rent £280 per annum

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Allocated Parking & Visitors

What 3 Words – [///bricks.jets.stuff](https://bricks.jets.stuff)

Flood Risk\*: Very low flood risk

Broadband\*\*: Ultrafast available

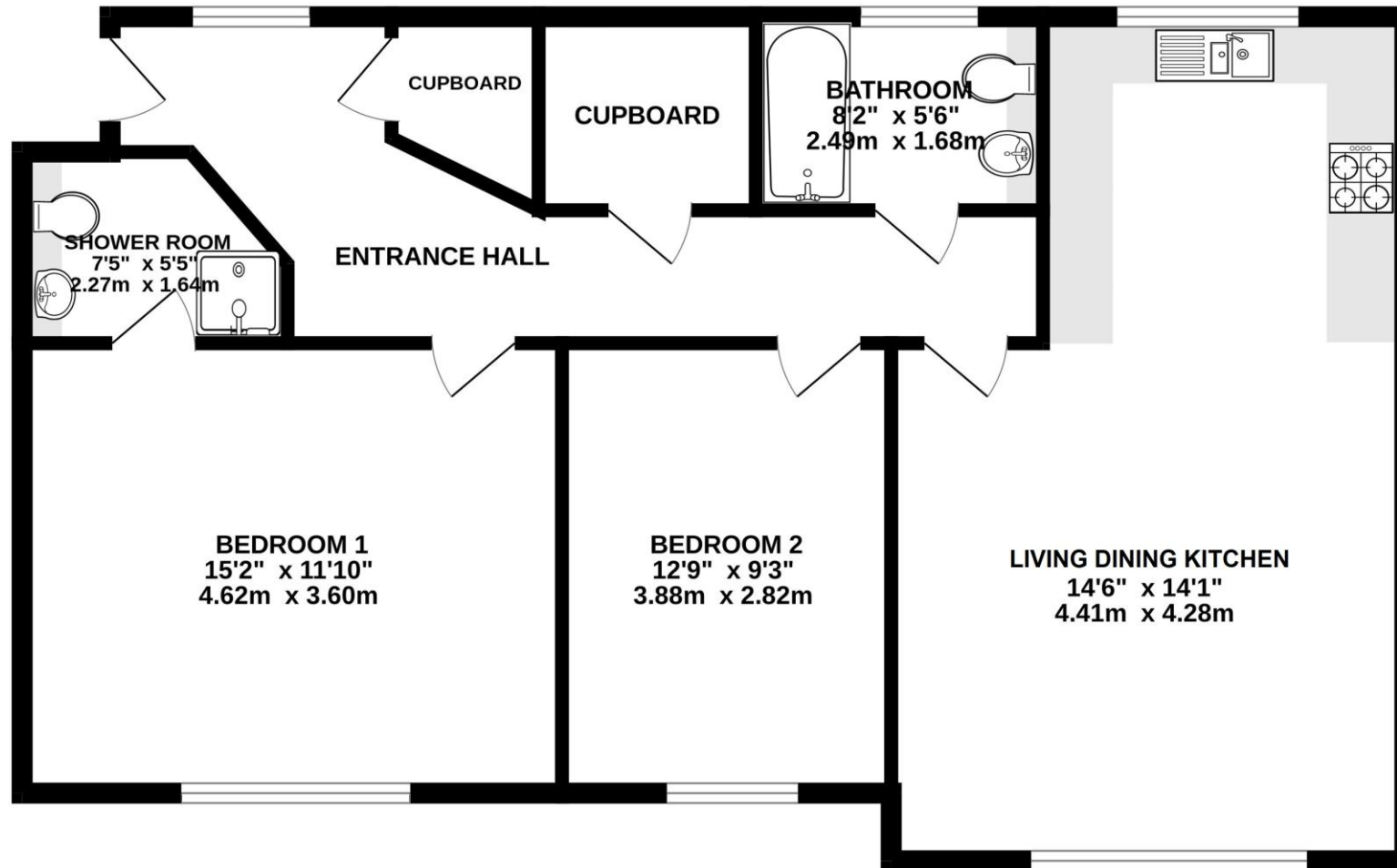
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

\* 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.

**2ND FLOOR**  
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 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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