



9 CARPENTERS COURT SOUTH STREET, ALDERLEY EDGE, CHESHIRE, SK9 7ES

Andrew J Nowell
& Company



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£995 Per Calendar Month

- Council Tax Band: C
- Heating: Gas
- Flood Risk^{**}: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.
- Mobile Coverage^{*}: Mobile coverage with O2, Vodafone, EE & Three. Limited coverage indoors.
- * Information provided by Ofcom checker and isn't guaranteed. Andrew J Nowell & Co take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to renting the property. ^{**} Information provided by GOV.UK
- EPC grade: B
- Mains: Gas, Electric, Water
- Broadband^{*}: Super fast Fibre Broadband available at the property.
- Parking: Allocated parking. On street parking also available.

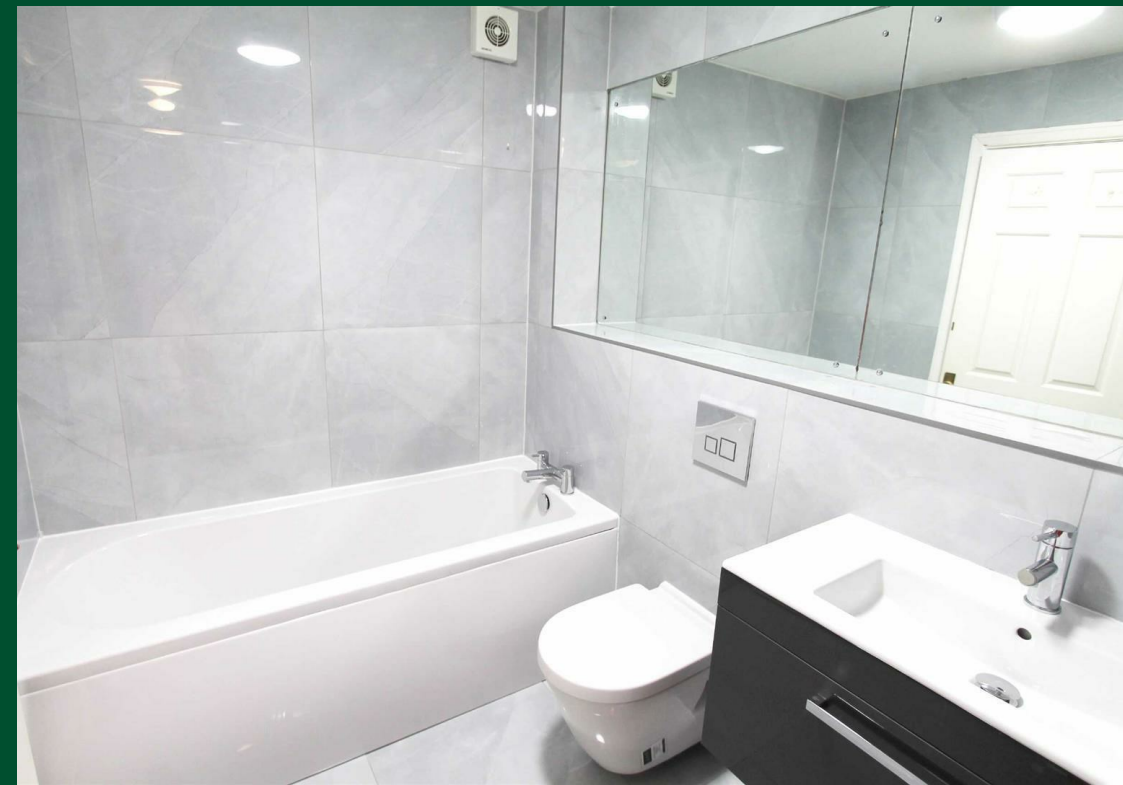




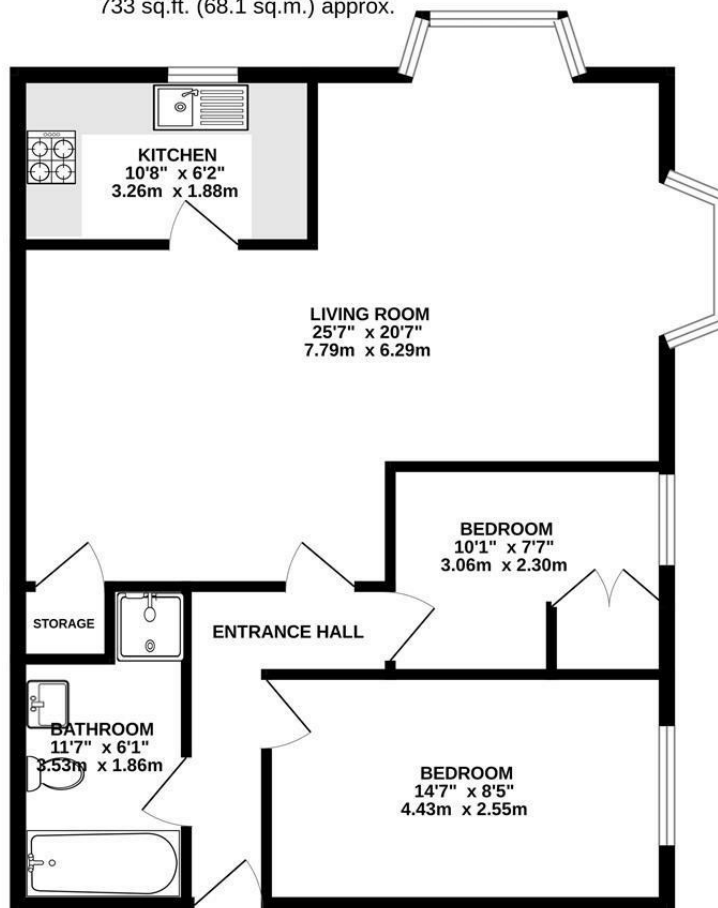
This is a well presented, bright and airy first floor apartment with double glazing throughout in the heart of Alderley Edge village. It is well located with close proximity to shops, restaurants and the Railway Station.

The property is warmed by gas fired central heating and offers accommodation briefly comprising:

Communal entrance with stairs to first floor, private entrance hall, large lounge diner, fitted kitchen with integrated appliances, double bedroom, single bedroom and bathroom with separate shower. Parking Space.



GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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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