

6 Chorlegh Grange

Alderley Edge



Guide Price £365,000

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 - £156 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](http://bricks.jets.stuff)

Flood Risk*: Very low flood risk

Broadband**: Ultrafast available

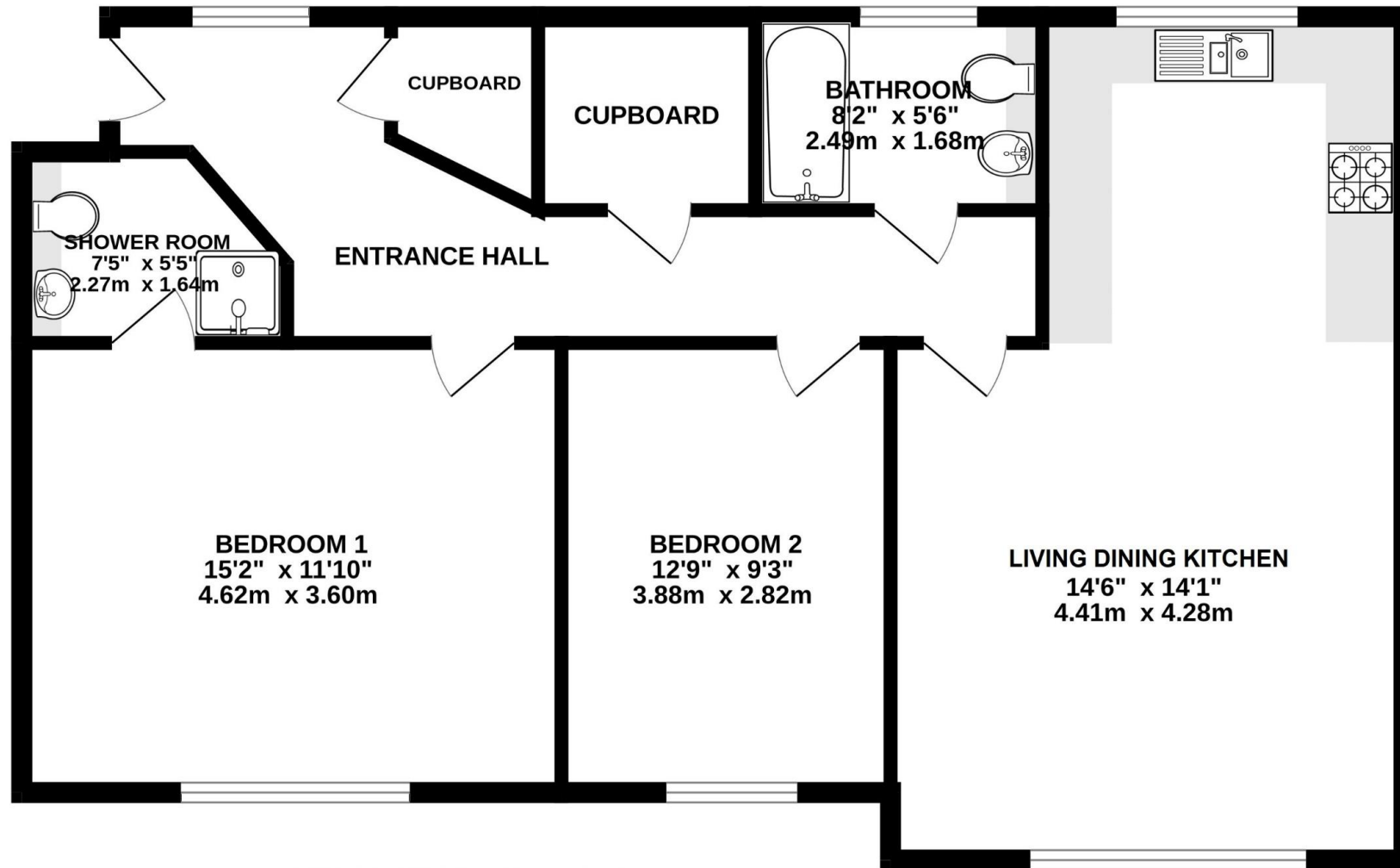
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

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2ND FLOOR



TOTAL FLOOR AREA 914 sq.ft. (85 sq.m.) approx.

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