

13 Hurst Lea Court
Alderley Edge, SK9 7QF



mosley jarman



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£350,000

A spacious two-bedroom ground floor apartment with off-road parking, garage and communal gardens, ideally located within walking distance of Alderley Edge village.

Situated within the highly sought-after Hurst Lea Court, just off Brook Lane, this stylish apartment offers contemporary living in a prime and convenient setting, surrounded by well-maintained private communal grounds.

The apartment occupies a particularly desirable position at the rear of the development, creating a strong sense of privacy. A well-presented communal entrance leads to the front door, and inside the accommodation is well proportioned, thoughtfully arranged and filled with natural light.

The entrance hall includes a useful built-in storage cupboard. The kitchen provides space for appliances and connects to a spacious and versatile dining area, which opens into the lounge. The bright and welcoming living space features double doors leading directly onto the communal gardens — an ideal place to relax.

There are two generous double bedrooms, both with fitted furniture, with the principal bedroom benefitting from an ensuite, alongside a well-appointed main bathroom.

The property also benefits from a private garage and parking for residents and visitors. Combining a peaceful position with an excellent location, this apartment offers a superb opportunity to enjoy modern living close to Alderley Edge village.

- Sought-after ground floor apartment in the prestigious Hurst Lea Court development
- Spacious dual-aspect living room with doors opening onto communal gardens
- Two generous double bedrooms with fitted wardrobes
- Private garage and off-road parking
- Prime location within walking distance of Alderley Edge village amenities
- Separate dining room and well-proportioned kitchen with appliance space
- Principal bedroom with ensuite shower room plus separate four-piece bathroom
- Peaceful rear position overlooking beautifully maintained communal grounds



The Grounds & Gardens

The development is set within attractive, well-maintained communal gardens, providing a pleasant and peaceful outdoor setting for residents to enjoy. The property also benefits from a private garage and communal parking, offering both convenience and practicality.

The Location

Alderley Edge is one of Cheshire's most desirable villages, known for its vibrant high street, excellent restaurants, cafés and boutique shops. The area offers beautiful countryside walks, highly regarded schools and convenient transport links, with easy access to Manchester, Manchester Airport and the motorway network, making it ideal for both commuting and lifestyle living.

Important Information

Council Tax Band: TBC

EPC grade: TBC

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built

Flood Risk: TBC

Broadband^{**}: TBC

Mobile Coverage^{**}: TBC

Parking: Off road parking and garage.

Rights of Way- TBC

Water Metre- TBC

Tenure: TBC

Service Charge: TBC

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 7QF**

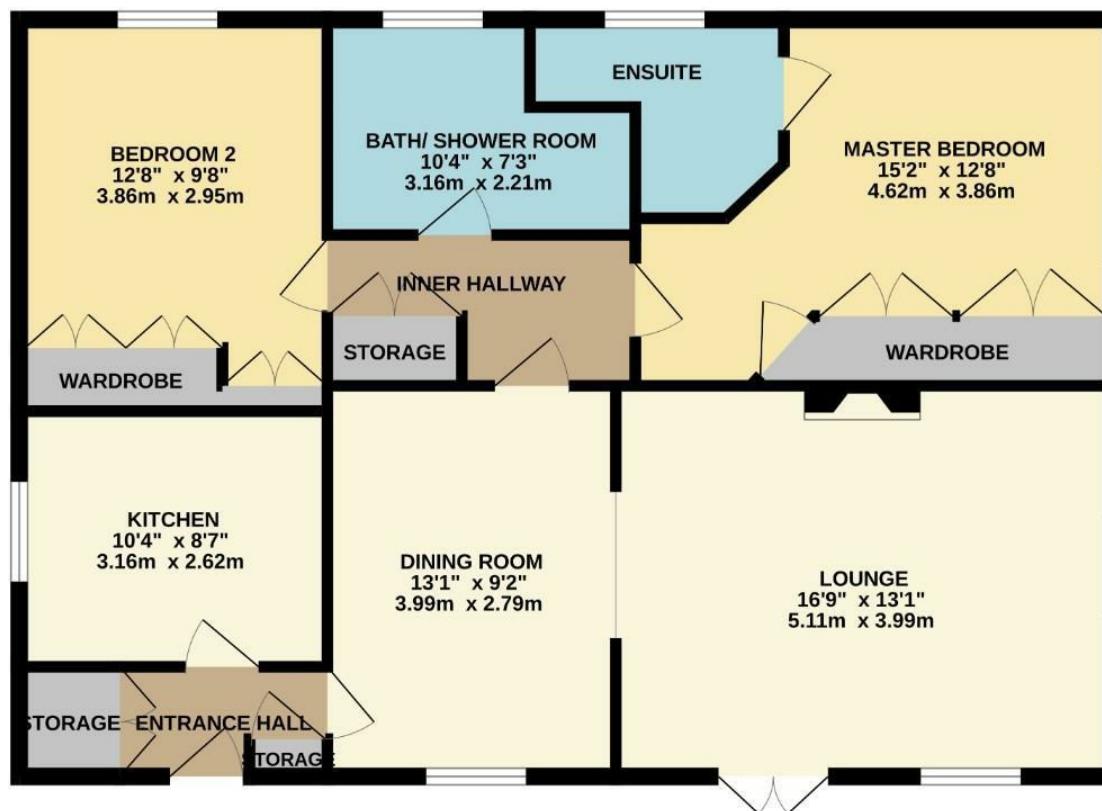
What 3 Words:

Council Tax Band: **D**

EPC Rating: **C**

Tenure: **Leasehold - Share of Freehold**

GROUND FLOOR
934 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.7 sq.m.) approx.

Whilst every attempt has been made to ensure accuracy in the measurements 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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