



3 Wolverton House, George Street, Alderley Edge, Cheshire, SK9 7EB

*mosley jarman*

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**£1,495 Per Calendar Month**

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - C (74/77)
- Council Tax Band - D (Cheshire East)
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit [cheshireeast.gov.uk/gardenbin](http://cheshireeast.gov.uk/gardenbin)
- \*\*Flood risk - Very Low (Surface water)
- Water meter - TBC
- \*Broadband - Openreach. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, and Three
- \*Mobile - Limited coverage by EE, Three, O2, and Vodafone.
- \* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property. \*\* Information provided by GOV.UK





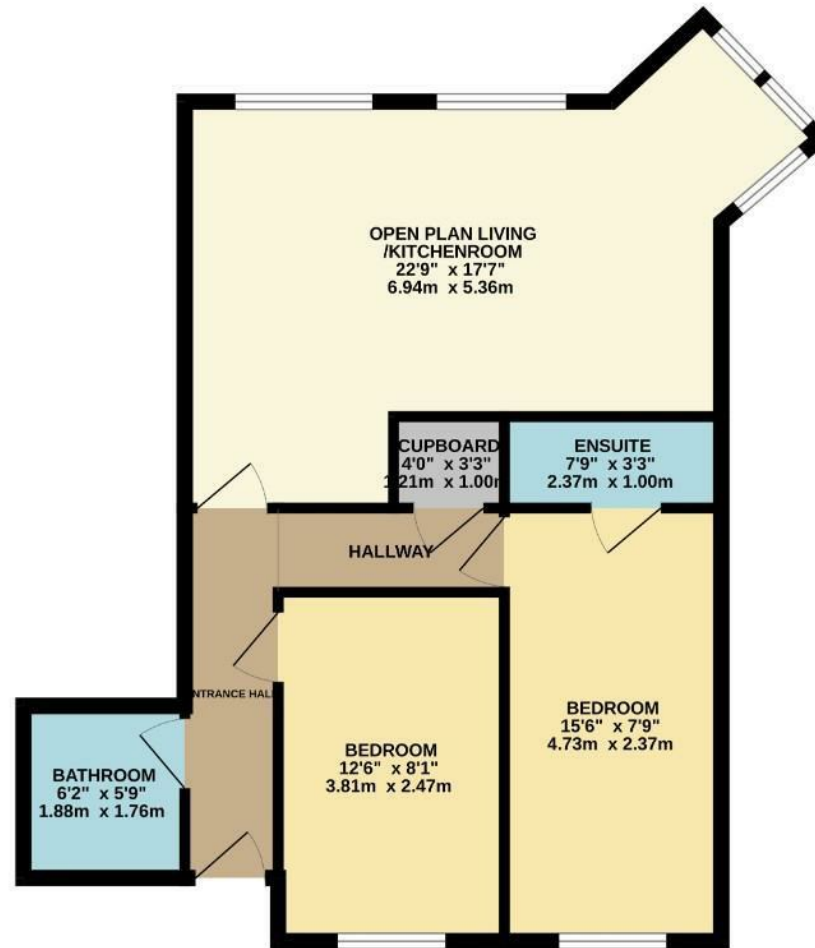
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A well presented ground floor apartment, providing light and airy accommodation, and located within the heart of Alderley Edge. Occupying an enviable position within the development, internally the property benefits from a large open plan lounge/modern kitchen with integrated appliances and direct access to a terraced area. The master bedroom is complimented by ensuite shower room. Further double bedroom and three piece bathroom with built in storage. Externally, there are well maintained communal gardens and a roof top terrace for the use of residents. Secure underground tandem parking included. UNFURNISHED. AVAILABLE: TBC



GROUND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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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**PROPERTY MISDESCRIPTION ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. the buyer is advised to obtain verification from his or her Professional Buyer. References to the tenure of the proeprty are baed on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

