

# 4 Woodleigh Court

Alderley Edge, SK9 7QR



*mosley jarman*



## 4 Woodleigh Court, Alderley Edge, SK9 7QR

**£365,000**

An extremely luxurious first floor balcony apartment which has been recently enhanced throughout offering stylish spacious living accessed from a private entrance (not communal similar to most apartments), whilst being within easy reach of Alderley Edge village.

This stunning apartment is set to impress, with an eye-catching contemporary themed fitted kitchen, a fabulous modern re-fitted shower room, plus a lit media wall utilising the large living room space well and fitted bedroom furniture to both of the double bedrooms.

A useful video electronic entry system has been installed to the ground floor private entrance, which also accommodates a handy utility/wc room. As to be expected, there is gas central heating with a Worcester Bosch boiler, double glazing, then a superb front balcony and single garage.



- A LUXURIOUS FIRST FLOOR APARTMENT
- MINUTES FROM ALDERLEY EDGE VILLAGE
- TWO DOUBLE BEDROOMS WITH FITTED FURNITURE
- CONTEMPORARY STYLED FITTED KITCHEN
- PRIVATE ENTRANCE (NOT COMMUNAL) & UTILITY WC
- DESIRABLE CONVENIENT POSITION
- RECENTLY ENHANCED THROUGHOUT
- SPACIOUS LIVING ROOM WITH BALCONY
- RE-FITTED MODERN SHOWER ROOM
- SINGLE GARAGE



#### THE LOCATION

4 Woodleigh Court enjoys a prime position in Alderley Edge, just a short stroll from the vibrant village centre with its boutique shops, acclaimed restaurants, and everyday amenities. The property is conveniently located within easy walking distance of Alderley Edge train station, offering swift connections to Manchester and beyond. Excellent road links place Manchester Airport only a short drive away, making this an ideal base for both commuters and frequent travellers.

#### GROUNDS & GARDENS

The apartment is situated within well-tended communal grounds, with communal parking, then a single garage for Number 4 and pleasant well-stocked gardens.

#### IMPORTANT INFORMATION

Council Tax Band: D

EPC: C

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband<sup>\*\*</sup>: Openreach- FTTC (Fibre to the Cabinet). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three<sup>\*</sup>

Mobile Coverage<sup>\*\*</sup>: Mobile coverage at the property available with all main providers<sup>\*</sup>.

Parking: Off road parking to the front of the property and a single garage.

Tenure: Leasehold 999 years. £30 PA Ground Rent. £1000 PA (Approx) Management Charges.

<sup>\*</sup> Information provided by GOV.UK

<sup>\*\*</sup>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 7QR**

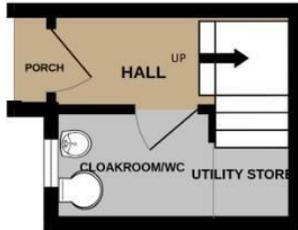
What 3 Words: **ideas.regard.tunes**

Council Tax Band: **D**

EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR  
86 sq.ft. (8.0 sq.m.) approx.



1ST FLOOR  
927 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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