



**jordanfishwick**

10, MANOR HOUSE BROADACRE PLACE ALDERLEY EDGE  
Guide Price £365,000



10, MANOR HOUSE BROADACRE PLACE ALDERLEY EDGE SK9 7GR

This stunning and contemporary ground floor apartment forms part of this desirable development which is within convenient reach of Alderley Edge and Wilmslow centres. The property has undertaken an impressive programme of modernisation to create a stunning living space. In brief the accommodation comprises: communal entrance hallway, entrance vestibule, dining room/games room, living room with French style doors and opening through to re-fitted beautiful breakfast kitchen, bedroom with en-suite shower room, second double bedroom and a beautifully designed bathroom. To the exterior there are well tended communal grounds, allocated parking and further visitors parking. Internal viewings are essential in order to fully appreciate. (APPROX 936.46 SQUARE FEET).



TOTAL FLOOR AREA: 936 sq.ft. (87.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Based on Ordnance Survey data.



- Contemporary ground floor apartment
- Parking
- Desirable development
- Close to countryside walks
- Equidistant to Wilmslow and Alderley Edge
- Two double bedrooms
- Two bathrooms
- Circa 935sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	