



jordanfishwick

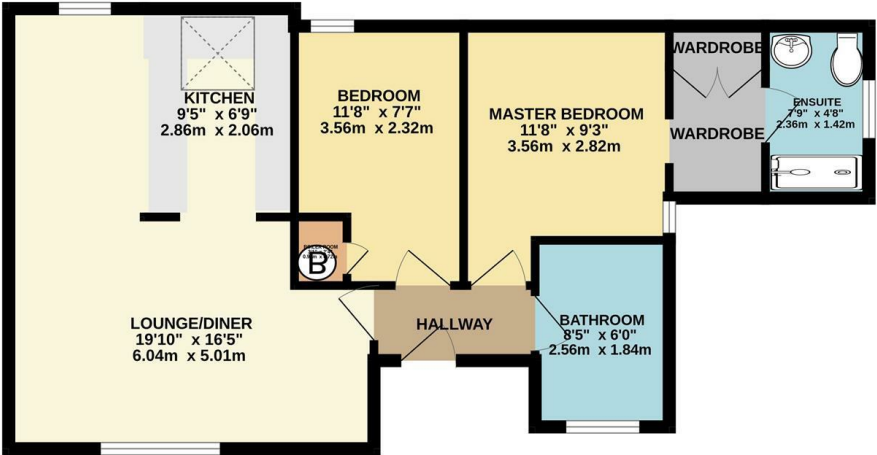
6 ARDERNE PLACE ALDERLEY EDGE SK9 7EN
Guide Price £319,950

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Situated within the heart of Alderley Edge Village, this top floor (second floor) two double bedroom apartment is offered to the market with No Vendor Chain. Alderley Edge is a thriving village offering excellent local amenities whilst benefitting from easy access to the countryside surrounding. The property in brief comprises an open plan living and dining space with a partial divide separating a modern fitted kitchen. The kitchen is fitted with a matching range of base and eye level units and benefits from having several integrated appliances which include a four ring gas hob, undercounter single oven, integrated fridge, slimline dishwasher and space for a washing machine. The property benefits from having two well proportioned double bedrooms with the principal bedroom benefitting from a walk-in wardrobe area with built-in wardrobes providing storage and hanging space and access through the dressing area to an ensuite shower room. The en-suite features a large shower enclosure, wash hand basin and w.c. There is also a separate bathroom, again fitted with a traditional three-piece white suite. The property is gas central heated via a modern gas combination boiler and double glazed. Externally the property benefits from having a residents car park and being a stone's throw from the village, walking distance of the centre and the train station is straightforward.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Merge3D C2024



- Second Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Central Location
- Easy access to Alderley train station
- Gas central heating & double glazing
- Allocated Parking
- No Chain

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