



**jordan fishwick**

FLAT 19 LYNTON COURT LYNTON LANE ALDERLEY EDGE SK9

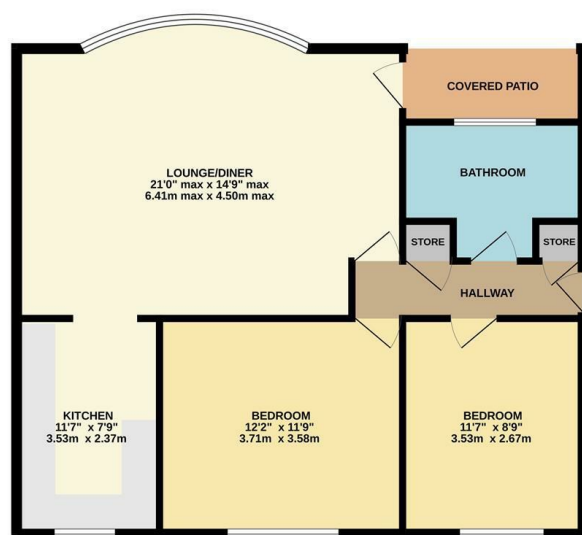
Guide Price £295,000

## FLAT 19 LYNTON COURT LYNTON LANE ALDERLEY EDGE SK9 7NP

**NO CHAIN.** Set within a prime central Alderley Edge position, this well presented ground floor apartment combines convenience, comfort and the advantage of No Onward Chain. Positioned within easy reach of the village's vibrant selection of boutiques, cafés, restaurants and amenities, this two-bedroom apartment is perfectly suited to those seeking convenient, single level living in a highly desirable setting. The apartment comprises in brief: a communal entrance hallway, private hallway with handy storage cupboards and access to all aspects of the accommodation. The apartment is thoughtfully arranged, featuring a bright lounge/dining room to the front aspect, enhanced by an attractive bay window. This living space has the added advantage of access to the private and exclusive, covered, front patio area. The adjoining kitchen offers modern wall and base units with complementary worktop surfaces and a handful of integrated appliances. The apartment boasts two spacious double bedrooms both being served by a three-piece white family bathroom suite. Externally, residents can enjoy the well kept communal gardens and resident parking. A private garage is also situated to the rear. Viewing is highly recommended to appreciate the location and convenience this apartment has to offer. Some of the photos have been digitally staged to show space and the potential the property has.



GROUND FLOOR



Measurements are approximate. See to scale. Specialist properties only. Made with Bentley CAD.



- No Chain
- Ground Floor Apartment
- Two Double Bedrooms
- Prime Alderley Edge Location
- Private Garage
- Open plan Lounge/Diner
- Exclusive Patio Area

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |         |                         |
|---|---------|--|---|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> 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                                   |         | 60   | (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 <sub>2</sub> emissions |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales   |         | EU Directive 2002/91/EC |