



Jordan fishwick

FLAT 19 LYNTON COURT LYNTON LANE ALDERLEY EDGE SK9

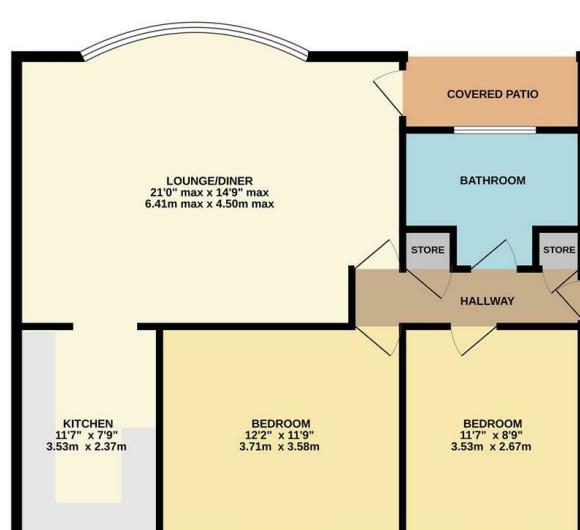
Guide Price £295,000

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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



- 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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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