

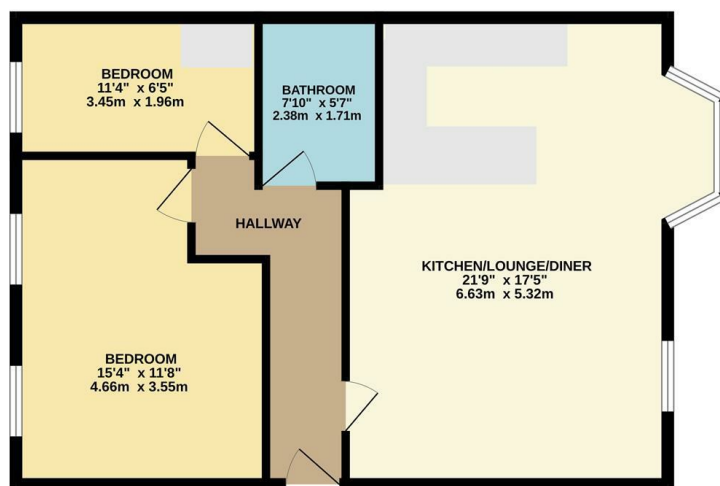


3 CARPENTERS COURT SOUTH STREET ALDERLEY EDGE SK9 7ES

Located within a central Alderley Edge location this well presented and spacious first floor apartment is situated within the heart of the village. Alderley Edge offers a wide variety of excellent local amenities. The apartment consists of a communal internal entrance hallway with staircase leading to all floors. This first floor apartment comprises an internal entrance hallway, large open plan and highly sociable space featuring a kitchen, dining area and living room. Oak flooring is fitted throughout this space with the kitchen being fitted with stylish and modern kitchen units complemented with range of integrated kitchen appliances and a breakfast bar. There is ample space for a dining table and chair set, living room furniture and a feature bay window overlooking the front aspect with fitted plantation shutters creating privacy and character. The principal bedroom is worthy of note being spacious and overlooks the rear of the development. Bedroom two features a fitted storage unit with space for tumble dryer and the gas boiler whilst the bathroom has been re-fitted with a stylish and modern white bathroom suite and contemporary tiled splashbacks. The property is double glazed and gas central heated and benefits from parking in the residents car park.



GROUND FLOOR
674 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metrajig E2025



- Purpose Built Apartment
- Two Bedrooms
- First Floor
- Residents Car park
- Central Alderley Edge Location
- Stunning Bathroom
- Open plan living
- Gas central Heated
- Beautifully Decorated

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	72	79	England & Wales		
EU Directive 2002/91/EC		EU Directive 2002/91/EC			