

1 Alderley Square, Alderley Edge, Cheshire, SK9 7NL

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**A two bedroom two bathroom first floor apartment situated in the highly desirable Alderley Square. Alderley Square is a development of high quality homes comprising of eight two bedroom, two bathroom apartments.**

**The accommodation comprises of; entrance hall, open plan living room and kitchen, master bedroom with ensuite shower room, second double bedroom and a bathroom. Externally there is secure gated parking for one car.**

### **Ground Floor**

**Communal Entrance Hall:** Stylish entrance door by RK Door Systems with glazed side panels, post boxes, video entry phone system opening up onto the entrance lobby with feature mirrored wall with down lights, matt well with feature tiled strip, with further glazed panelled door opening up onto the entrance hall with frosted timber double glazed window to rear with brushed chrome iron mongery, Schindler lift to all floors, water meter cupboard, electric meter cupboard, staircase to all floors, security door to gated parking. The communal areas are powered by solar panels on the roof of the development.

### **First Floor**

**Communication Cupboard:** Housing pressurised hot water tank, ventilation and heat recovery system, fuse box, internet and Sky connection point.

**Entrance Hall:** Panelled front door, video entry phone, alarm pad, brushed chrome power points. Heatstore dynamic electric radiator, Doors opening up to;

### **Open Plan Living Room/Kitchen**

**Kitchen Area:** Double glazed wooden window to front elevation. Fitted with a modern range of wall and base units custom designed by Kelvin KBB, with integrated appliances comprising of; AEG fridge/freezer, AEG dishwasher, AEG double oven with four ring hob having AEG extractor hood over, Zanussi washer/dryer. Inset 11/2 stainless steel single drainer sink unit with mixer tap over, complementing work surface to splash back with laminated glass splash back to cooker area, work surface

across to breakfast bar, LED pelmet lighting, brush chrome power points, brush chrome socket with USB charging point, Heatstore dynamic radiator, Karndean flooring.

**Living Area:** Timber double glazed windows with brushed chrome iron mongery to front elevation, Heatstore dynamic electric radiator, power points, Sky/Freeview ready TV point, pendent light, wall lights, opening up to;

**Bedroom 1:** Timber double glazed windows with brushed chrome iron mongery to front elevation, Heatstore dynamic electric radiator, power points, Sky/Freeview ready TV point, pendent light, wall lights, opening up to;

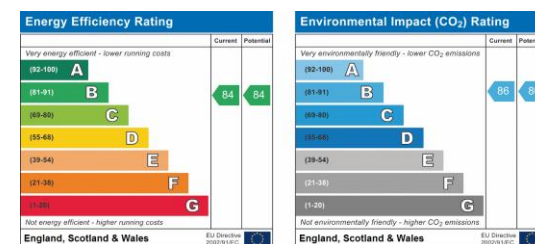
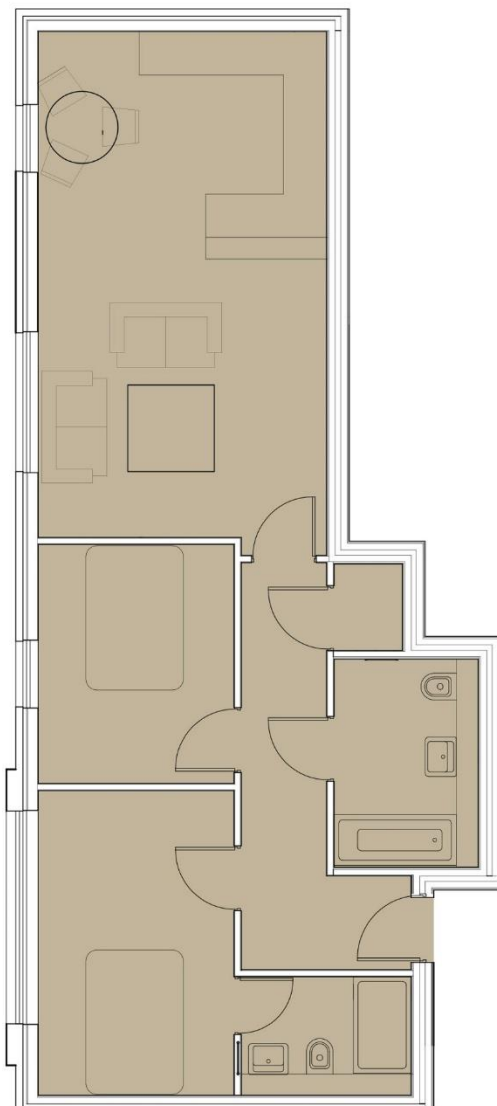
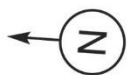
**En suite:** Modern white suite comprising of; concealed cistern Villeroy & Boch low level WC and wall mounted wash hand basin, walk in double shower cubicle with mains feed rainfall shower with separate hand held shower, Heatstore dynamic radiator and chrome ladder heated towel radiator, Porcelanosa tiled walls and floor, vanity mirror and shaver point.

**Bedroom 2:** Timber double glazed window with brushed chrome iron mongery, Heatstore dynamic electric radiator, Sky/Freeview ready TV points, power points, pendent light.

**Bathroom:** Fitted with a modern white suite comprising of; panelled bath with Hans Grohe mixer tap and shower attachment, Villeroy & Boch concealed cistern low level WC, and wall mounted basin with Hans Grohe mixer tap, Heatstore dynamic electric radiator and chrome heated towel radiator. Porcelanosa fully tiled walls and floor, vanity mirror, shaver point.

**Car Parking:** Secure off- street parking accessible by electric gate. CCTV to external common parts and entry points. One allocated undercover parking space.

**Directions:** From our office in Alderley Edge proceed down London Road in a northerly direction towards Wilmslow and take the first turning right into Steven Street where the development will be found on the right hand side.



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**All measurements are approximate**

While we endeavor to make our sales particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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