

Andrew J Nowell & Company

Flat 5, The Oaks Horseshoe Lane, Alderley Edge

Offers Over £300,000







Flat 5, The Oaks, Horseshoe Lane, Alderley Edge, SK9 7QP

- Garage Included
- Approximately 951 sq.ft. of accommodation
- Two well-proportioned double bedrooms
- Allocated parking space
- Prime central Alderley Edge village location
- 2 Bathrooms

An attractive and spacious two-bedroom first floor apartment, ideally situated within The Oaks, a well-maintained residential development in the centre of Alderley Edge.

The apartment offers well-proportioned accommodation extending to approximately 951 sq.ft., with pleasant views over the communal gardens and established planting. The accommodation comprises an entrance hall leading to a spacious inner hallway with useful built-in storage.

The generously proportioned living room extends to over 20ft in length and features an attractive bay window, allowing plenty of natural light and enjoying lovely views.

The separate kitchen/dining room offers a good range of fitted units, ample worktop space and a comfortable dining area. There are two well-sized bedrooms, including a spacious principal bedroom with an en-suite bathroom, together with a separate family bathroom. Both bathrooms are fitted with a bath and overhead shower.

Externally, The Oaks is approached via an attractive communal driveway with established gardens and planting, creating a pleasant setting. the apartment also benefits from a garage and an allocated parking space.

Ideally positioned within easy walking distance of Alderley Edge village and its excellent selection of shops, restaurants, cafés and local amenities, the property also benefits from excellent transport links, including Alderley Edge railway station and convenient access to Manchester Airport.

Important Information

- Council Tax – Cheshire East - Band E
- EPC Rating – B (81/82)
- Tenure – Leasehold, 98 years remaining.
- Service Charge - £2,200 per year/ £550 paid Quarterly.
- Ground rent £190 per annum
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Parking: Designated parking space
- What 3 Words – ///under.jokes.crazy
- Flood Risk*: Very low flood risk
- Broadband**: Superfast available
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

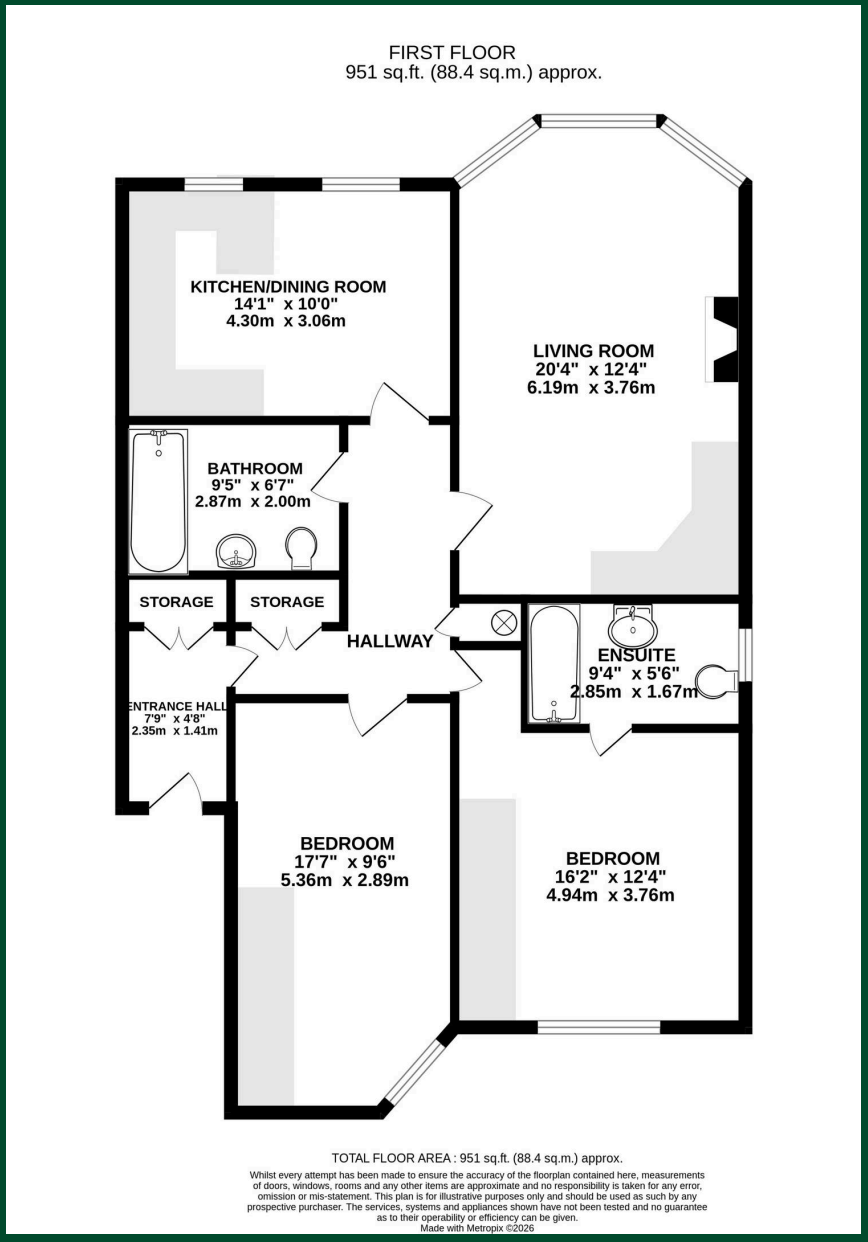
* Information provided by GOV.UK **Information provided by Ofcom checker.

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Andrew J Nowell & Co, 8 London Road - SK9 7JS

01625585905 • mail@andrewjnowell.co.uk • www.andrewjnowell.co.uk

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