

5 Westholme Court, Alderley Edge, Cheshire, SK9 7QS

**MICHAEL J  
CHAPMAN**

independent estate agents



[www.michaeljchapman.co.uk](http://www.michaeljchapman.co.uk)



An immaculate and recently refurbished luxury 3 double bedrooms, 2 bathroom first floor apartment set within a popular Alderley Edge location. The apartment has been greatly improved and modernised throughout and must be seen in order to fully appreciate the high standard of accommodation.

The well proportioned accommodation comprises in brief: Communal entrance hallway, private reception hallway, living room with access to balcony, dining room, kitchen with integrated appliances, three double bedrooms, two of the bedrooms with fitted wardrobes, a bathroom and a further shower room. The development benefits from lift access to all floors and sits amongst well tended lawned gardens. A single garage also provides off road parking and the property benefits from gas central heating and Upvc Double glazing.

An internal inspection is highly recommended to appreciate the space and accommodation on offer.

#### Ground Floor

**Communal Front Door:** With entry phone point opening onto:-

**Communal Entrance Hall:** With lift and stairs to all floors apartment door into:-

#### First Floor

**Entrance Hall:** Chrome down lighters, brushed chrome power points, radiator, storage cupboard, veneered Dordogne oak doors off to:-

**Lounge:** 5.64m x 4.78m (18' 6" x 15' 8") Chrome down lights, radiator, brushed chrome power points and television aerial point, entry phone, double glazed window and door to balcony, opening to:-

**Dining Room:** 3.69m x 2.62m (12' 1" x 8' 7") Double glazed window to side, chrome down lights brushed chrome power points, radiator, opening up to:-

**Kitchen:** 3.90m x 3.19m (12' 10" x 10' 6") Double glazed window to side. Recently fitted with a range of hand painted wall and base units with wood block work surfaces to tiled splash backs, with inset Belfast sink, integrated 'Neff' appliances include 4 ring gas hob with extractor hood over, microwave, dishwasher, washer/dryer, fridge and freezer and a separate wine fridge. There is a cupboard housing a wall mounted gas combination boiler for domestic hot water and central heating. Tiled floor chromed down lighters and brushed chrome power points.

**Bedroom 1:** 4.28m x 3.30m (14' 1" x 10' 10") Double glazed window to side, chrome down lights, radiator, brushed chrome power points and television aerial point.

**Bedroom 2:** 3.22m x 2.99m (10' 7" x 9' 10") Double glazed window to side, chrome down lights, radiator, brushed chrome power points and television aerial point. Built in "Hammonds" wardrobes with hanging rail and shelving.

**Bedroom 3:** 3.46m x 2.98m (11' 4" x 9' 9") Double glazed window to side, chrome down lights, radiator, brushed chrome power points and television aerial point. Built in "Hammonds" wardrobes with hanging rail and shelving.

**Bathroom:** Double glazed window to side, fitted with a modern white suite comprising: panelled bath low level wc, wash hand basin inset into vanity unit with white high gloss doors, enclosed shower cubicle with mains fed "Mira" shower, tiled floor, half tiled walls, chrome heated ladder style towel rail, chrome down lights.

**Shower room:** Fitted with a modern white suite comprising: low level wc, wash hand basin inset into vanity unit with white high gloss doors, fully tiled shower cubicle with "Mira" mains fed shower, tiled floor, extractor fan, radiator, built in cupboard with sliding doors and shelving housing fuse box, electric and gas meter.

#### Outside

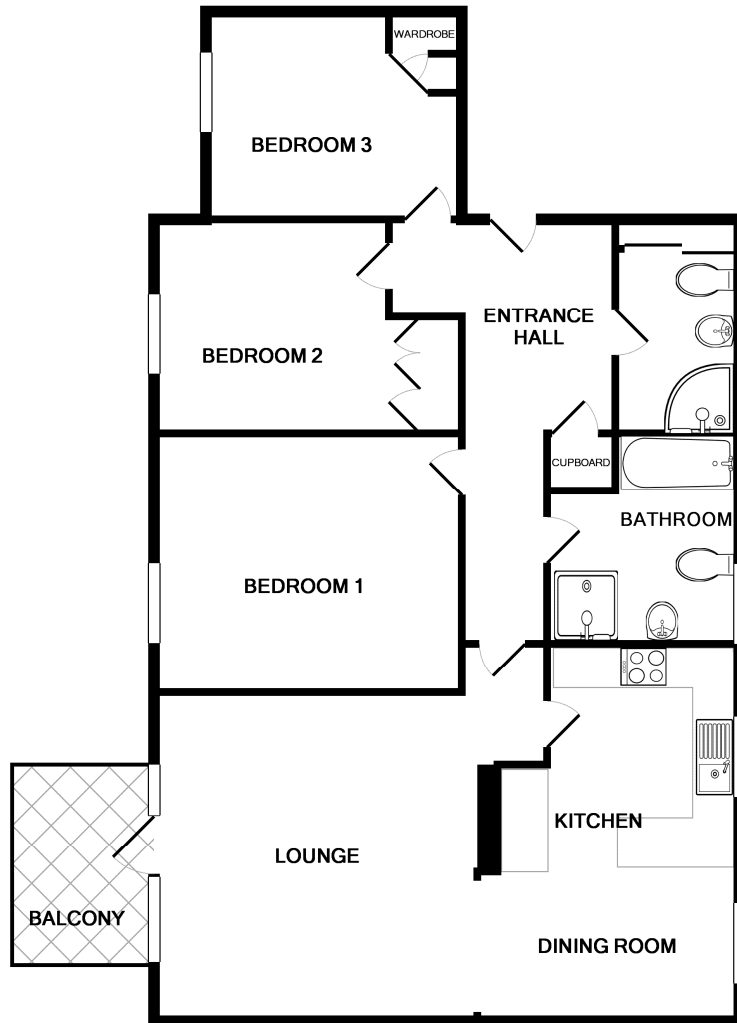
**Balcony:** Off the reception room with tiled floor and decorative wrought iron railings overlooking the communal garden.

**Garage:** With up and over door.

**Communal Garden:** There are beautiful communal gardens surrounding the development which are mainly laid to lawn with flower and shrub borders that are professionally maintained and covered within the service charge.

**Location:** Westholme Court is situated only a short walk from Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-City links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.

**Directions:** From our office proceed up London Road in a northerly direction towards Wilmslow. Go over the Railway Bridge and take the first turning on the right into Davey Lane, first left into Lynton Lane, and Westholme Court can be found two hundred yards along on the left hand side.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**All measurements are approximate**

While we endeavour 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.

**Energy Performance Certificate**

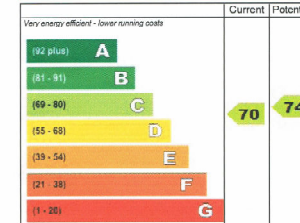


Flat 5 Westholme Court  
 Horseshoe Lane  
 ALDERLEY EDGE  
 SK9 7QS

Dwelling type: Mid floor flat  
 Date of assessment: 3 April 2010  
 Date of certificate: 09 Apr 2010  
 Reference number: 8940-6624-7720-1421-7902  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 112 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental Impact based on carbon dioxide (CO<sub>2</sub>) emissions.

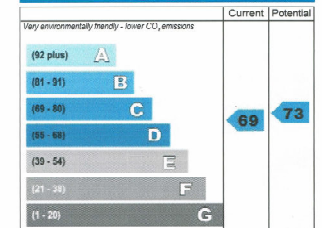
**Energy Efficiency Rating**



Not energy efficient - higher running costs  
 England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

**Environmental Impact (CO<sub>2</sub>) Rating**



Not environmentally friendly - higher CO<sub>2</sub> emissions  
 England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 195 kWh/m <sup>2</sup> per year | 169 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 3.6 tonnes per year             | 3.1 tonnes per year             |
| Lighting                 | £114 per year                   | £82 per year                    |
| Heating                  | £530 per year                   | £503 per year                   |
| Hot water                | £127 per year                   | £112 per year                   |

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



