

22 Lynton Court, Lynton Lane, Alderley Edge, SK9 7NP

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A beautifully refurbished to the highest of standards ground floor two bedroom apartment with parking, garage and communal gardens within walking distance of the village centre and the railway station.

The beautifully modernised and refurbished accommodation comprises of; communal entrance hall, personal entrance hall, large through lounge and dining room with access to the front out onto the patio and communal gardens, SieMatic kitchen with integrated appliances, two double bedrooms and a shower room.

Externally there are communal gardens and grounds along with a garage and visitor parking.

Viewing is highly recommended to fully appreciate the space and quality of this apartment.

Ground Floor

Entrance Hall: Oak flooring, coat cupboard, cupboard housing, hot water cylinder with slated shelving, down lights, entry phone, doors off to:-

Lounge/dining Room: 22' 1" x 14' 11" (6.72m x 4.55m) Bow window to front, fire place with marble surround and hearth with electric insert, ceiling cornice, brushed stainless steel power points and television aerial, ceiling and wall lights, oak flooring, two heat store electric radiators, personal door to patio giving a separate entrance to the apartment.

Kitchen: 11' 11" x 8' 0" (3.63m x 2.45m) Upvc double glazed window to rear, fitted with a SieMatic range of wall and base units with granite work surfaces and splash backs inset 1 1/2 bowl "Blanco" sink, integrated appliances include; oven with plate warming drawer, microwave, dishwasher, washer/dryer, fridge freezer, induction hob with extractor hood over. Down lights, brushed stainless steel power points, and Amtico flooring.

Bedroom 1: 12' 2" x 11' 11" (3.71m x 3.64m) Upvc double glazed window to rear, fitted wardrobes with hanging rail, shelving and drawer units, brushed stainless steel power points and tv aerial points, heat store electric radiator, ceiling cornice, down lights.

Bedroom 2: 11' 11" x 9' 0" (3.64m x 2.75m) Upvc double glazed window to rear, fitted wardrobes with hanging rail, shelving and drawer units, brushed stainless steel power points, heat store electric radiator, ceiling cornice, down lights.

Shower room: Upvc double glazed window to front, fitted with a modern white suite comprising of; low level wc, wash hand basin set into vanity unit with drawers below, walk-in shower cubicle with electric shower over with glazed shower screen, heated towel rail, tiled walls and floor, down lights, extractor fan, under floor heating.

Outside

Communal Gardens: There are professionally maintained gardens to both the front and rear which are mainly laid to lawn with attractive flower and shrub borders.

Garage: There is a single garage with up and over door.

Location: Lynton 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 Lynton Court can be found two hundred yards along on the right hand side.