

25 Westwood House, St Hilary's Park, Alderley Edge, SK9 7DA

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A beautifully presented two bedroom two bathroom ground floor apartment set on the prestigious St Hilary's Park development having been converted from one of the original Victorian properties on the site, this superb ground floor apartment offers bright and spacious accommodation that must be seen to be fully appreciated, but briefly includes entrance hall, large living room with dining area with westerly views, and access to a decked balcony. There is also a fully fitted kitchen with Siemens appliances. The master bedroom has fitted wardrobes with en suite shower room and the second bedroom also has fitted wardrobes and there is a separate bathroom. The property is further enhanced by gas fired central heating, double glazing, and the added advantage of two tandem parking spaces providing parking for up to 4 cars.

### Ground Floor

**Communal Entrance Hall:** Video entry phone. Solid oak panelled front door leading through to:

**Entrance Hall:** With door through to hallway having high ceiling with cornice. Down lighters. Cupboard housing pressurised hot water system with electric immersion heater and slatted shelving over.

**Living Room with Dining Area: 5.51m x 4.75m (18' 1" x 15' 7")** With walk in double glazed bay window with sashes leading onto decked patio area. High ceilings with cornice. Living flame gas fire with polished steel surround. Radiator. Four wall light points. Telephone point. Television aerial point and wiring for plasma screen over fireplace. Down lighters. Double doors through to:

**Breakfast Kitchen: 4.37m x 2.44m (14' 4" x 8')** Window to side, fitted With a luxury range of wall and base units with stone work surfaces with integrated Siemens appliances including five ring halogen hob with extractor hood over. Matching microwave and oven/grill beneath. Built in wine cooler. Maytag American fridge/freezer. Siemens dishwasher. Automatic washing machine with condenser dryer. One and a half bowl stainless steel sink unit with mixer tap over and waste disposal beneath, concealed lighting. Tiled floor. Radiator. Cornice ceiling with down lighters. Wall mounted gas fired central boiler

**Bedroom 1: 5.66m x 4.57m (18' 7" x 15')** Window to side, fitted With a delightful range of three quarter height built in wardrobes with bevelled mirror doors fronting. Matching dressing table unit with drawers beneath. Fitted shelving. Radiator. High ceilings with cornice. Down lighters. Television aerial point. Telephone point. Radiator.

**En-suite Shower Room:** With white suite including power shower with glass door fronting. Vanity wash hand basin with cupboards beneath and over. WC low level suite. Fully tiled walls and floor. Chrome heated towel rail.

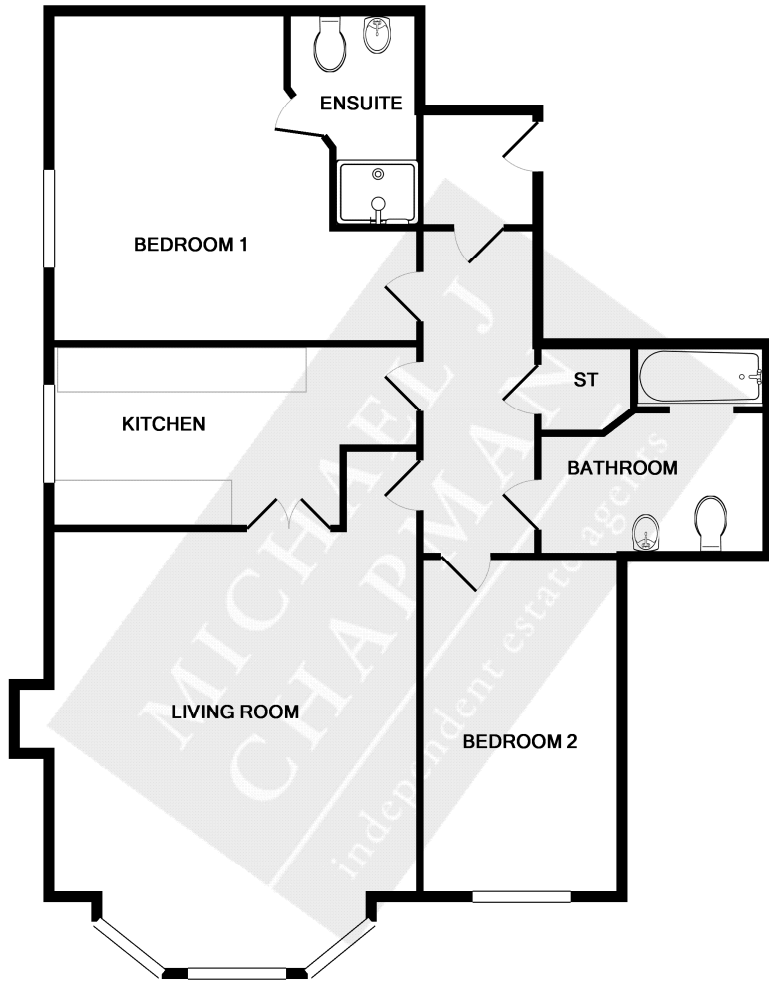
**Bedroom 2: 4.50m x 2.69m (14' 9" x 8' 10")** Window to front, ceiling with cornice. Down lighters. Radiator. Built in wardrobe with hanging space and fitted drawer. Telephone point.

**Bathroom:** With attractive luxury white suite including panelled bath, pedestal wash hand basin and WC low level suite. Fully tiled walls and floor. Extractor fan. Large vanity mirror with fitted lighting. Chrome heated towel rail.

**Garden:** Gated access leading through to two parking spaces and communal grounds.

**Location:** Westwood House is situated in the popular St Hilary's Park development giving a high degree of privacy in a gated environment, within easy walking distance of 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 new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsbury's. Manchester International Airport is only a short drive away.

**Directions:** From our office in Alderley Edge proceed down London Road in a southerly direction. Go past The De Trafford Arms Hotel on the right and turn first left into St Hilary's Park and take gates in front of you. Once through the gates turn left into the car park of Westwood House.



TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 SQ.M.)

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**  
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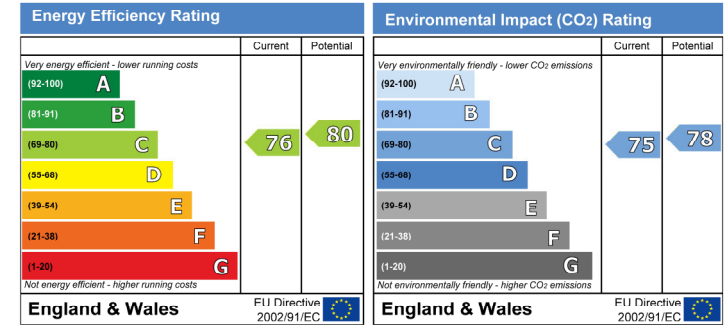
**Energy Performance Certificate**



25, St. Hilarys Park,  
ALDERLEY EDGE, SK9 7DA

Dwelling type: Ground-floor flat  
Date of assessment: 31 July 2008  
Date of certificate: 31 July 2008  
Reference number: 8138-6623-4770-4929-7072  
Total floor area: 104 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.



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 will be.

The environmental impact rating is a measure of this 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	164 kWh/m <sup>2</sup> per year	141 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.8 tonnes per year	2.5 tonnes per year
Lighting	£90 per year	£49 per year
Heating	£290 per year	£280 per year
Hot water	£116 per year	£100 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase 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.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

