

Flat 17, Lynton Court, Alderley Edge, SK9 7NP

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An immaculately presented first floor two bedroomed apartment set within a convenient location for access to central Alderley Edge. The accommodation comprises in brief: communal entrance, private entrance hallway, good sized living room/dining room, two double bedrooms, modern breakfast kitchen and a contemporary bathroom. The development is set within attractive communal gardens and the apartment benefits from a single garage. Internal viewing is a must in order to fully appreciate.

Ground Floor

Communal Entrance Hall: Communal entrance door leading to the inner door with intercom system and stairs leading to first floor where the apartment is located.

First Floor

Entrance Hall: Solid wood panelled front door, ceiling cornice, telephone intercom, radiator, power point, storage cupboard providing useful cloak room storage, further cupboard housing the Electric Heating Company Fusion Comet boiler for the central heating and hot water, doors leading to:

Lounge/Dining Room: 21' 11" x 15' 5" (6.69m x 4.70m) Upvc double glazed bow window to the front elevation enjoying a lovely aspect over the landscape gardens. Ceiling cornice, two radiators, power points, television aerial point, telephone point, cable point, ceiling lights, glazed panelled door providing access on to the double balcony.

Balcony: 15' x 3' 7" (4.57m x 1.09m) (Larger than average) Tiled floor, wrought iron railings with wooden hand rail.

Kitchen: 11' 10" x 7' 11" (3.61m x 2.41m) Upvc double glazed window overlooking the rear gardens, Fitted with a modern range of wall and base units with rolled edge work surfaces to tiled splash backs. Inset stainless steel 1 1/2 bowl single drainer sink unit with mixer tap over, integrated appliances comprising of 4 ring electric hob with extractor hood over and electric oven under, slim line dishwasher, fridge and freezer. Space and plumbing for washer dryer, tiled floor, radiator, power points.

Master Bedroom: 12' 4" x 11' 10" (3.75m x 3.60m) Upvc double glazed window to the rear elevation. Ceiling cornice, brushed chrome power points, laminate wood flooring, radiator, fitted wardrobes with hanging rail and shelving.

Bedroom 2: 11' 10" x 9' (3.61m x 2.75m) Upvc double glazed window to the rear elevation. Ceiling cornice, brushed chrome power points, laminate wood flooring, radiator, fitted wardrobes with hanging rail and shelving.

Bathroom: 7' 7" x 7' 7" (2.30m x 2.30m) Upvc double glazed opaque window to the front elevation, fitted with a modern white suite comprising of a low level wc, pedestal hand wash basin, panelled bath with glazed shower screen with 'Mira Sport' shower over, fully tiled walls and floor, Chrome electric heated ladder towel rail, shaver point.

Garden: 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 area is 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.

Energy Performance Certificate



Flat 17, Lynton Court, Lynton Lane, ALDERLEY EDGE, SK9 7NP

Dwelling type: Mid-floor flat
 Date of assessment: 18 February 2014
 Date of certificate: 18 February 2014
 Reference number: 8107-7984-2629-4296-4243
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 73 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

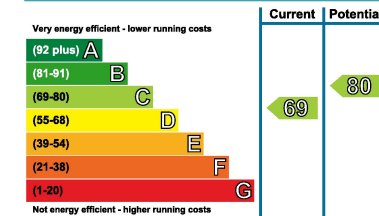
Estimated energy costs of dwelling for 3 years:	£ 2,010
Over 3 years you could save	£ 687

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 153 over 3 years	
Heating	£ 1,185 over 3 years	£ 603 over 3 years	
Hot Water	£ 567 over 3 years	£ 567 over 3 years	
Totals	£ 2,010	£ 1,323	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

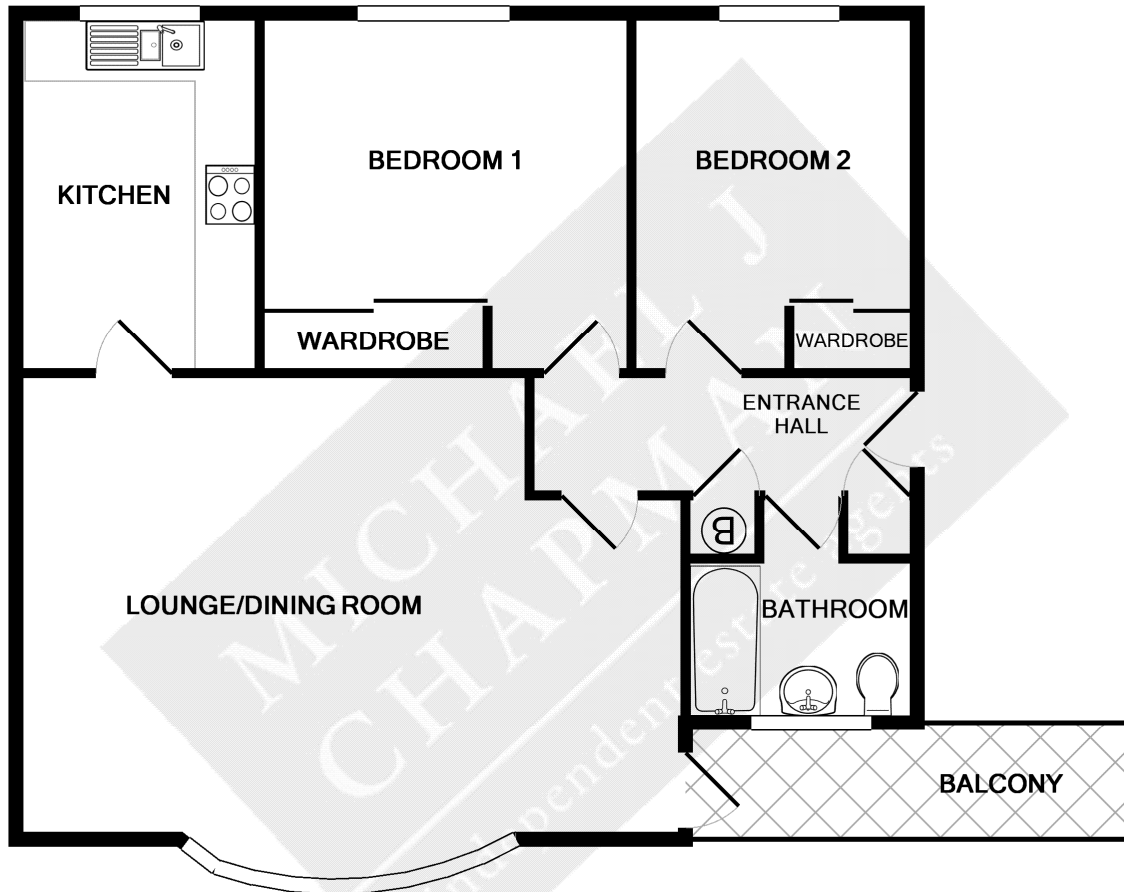
The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 603	✓
2 Low energy lighting for all fixed outlets	£30	£ 84	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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.

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