

9 Westholme Court, Horseshoe Lane, Alderley Edge, SK9 7QS

**MICHAEL J
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This wonderful second floor three double bedroom apartment is situated within an extremely convenient location which is just a short stroll from the village centre. The well-proportioned accommodation comprises in brief: Communal entrance hallway, private reception hallway, living room with access to balcony, dining room, kitchen, three double bedrooms with fitted wardrobes, bathroom and further shower room. The property benefits further from gas fired central heating, triple glazing, The development offers lift access to all floors and sits amongst well tendered lawned gardens. A single garage also provides off road parking. Internal viewings are essential to appreciate the accommodation on offer.

Ground Floor

Communal Entrance Hall: Stairway or lift to second floor, solid wood front door leading through to:

Second Floor

Entrance Hall: With built-in cloaks cupboard having hanging space with shelving over. Separate airing cupboard with titan Indirection hot water cylinder with slatted shelves above, telephone point, radiator, door to entrance lobby leading on to:

Lounge: 5.64m x 4.24m (18' 6" x 13' 11") With attractive ornamental marble fireplace with marble hearth and surround, triple glazed picture window and French door leading on to balcony with wrought iron balustrade overlooking gardens, cornice ceiling, telephone point, television aerial point, radiator, entry phone, built in book cabinet and display shelving with glass door with double cupboard under.

Dining Room: 3.71m x 2.62m (12' 2" x 8' 7") With triple glazed window with southerly view overlooking communal gardens, radiator, cornice ceiling, down lighters, walk-in drying room with radiator and fitted shelving.

Kitchen: 3.78m x 2.74m (12' 5" x 9') With a delightful range of Austrian Birch kitchen units including one and a half bowl sink unit with mixer tap over, matching base and eye level units with concealed lighting beneath incorporation AEG four ring gas hob with extractor hood over, Neff electric auto clean fan assisted double oven, plumbing for dishwasher and washing machine, space for fridge/freezer, tiled walls, triple glazed window overlooking south facing communal gardens, recessed gas fire with fired central heating boiler.

Bedroom 1: 4.22m x 3.33m (13' 10" x 10' 11") With a range of built-in bedroom furniture including 3/4 height wardrobes with hanging space and fitted shelving, matching dressing table unit with drawers and cupboards beneath, triple glazed window overlooking communal gardens, radiator, cornice ceiling, television aerial point.

Bedroom 2: 3.45m x 2.97m (11' 4" x 9' 9") With a range of built-in wardrobes having hanging space and fitted shelving, dressing table, radiator, triple glazed window overlooking communal gardens.

Bedroom 3: 4.19m x 2.97m (13' 9" x 9' 9") With a range of built-in wardrobes having hanging space and fitted shelving, cornice ceiling, triple glazed window overlooking communal gardens, radiator.

Bathroom: With fitted suite panelled bath with shower over, etched glass side screen, vanity unit incorporating wash hand basin with cupboards beneath, vanity mirror over, medicine cupboard, wc low level suite, fully tiled walls.

Shower Room: With shower cubicle, shower rail, pedestal wash hand basin, wc low level suite, fully tiled walls, extractor fan, three quarter height cupboard with fitted shelving, electric shaver point, radiator.

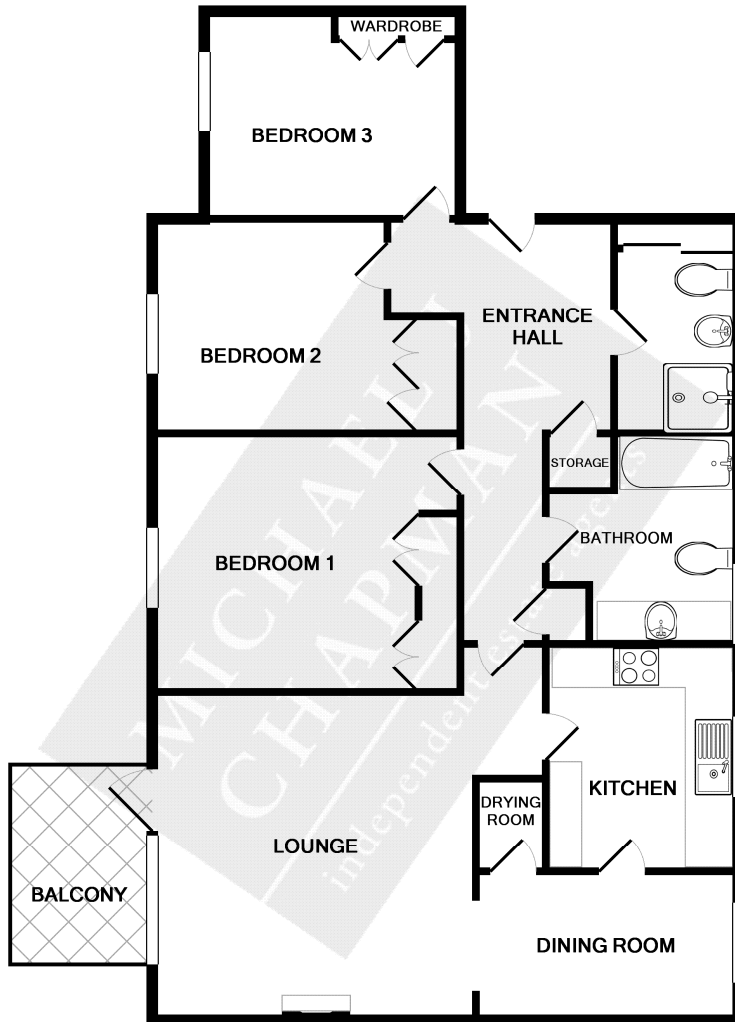
Outside

Garage: There is a single garage in the communal garage block with up and over door. There is additional visitor parking.

Garden: There are extensive and mature communal gardens that are professionally maintained by the management company.

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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Energy Performance Certificate



Flat 9 Westholme Court, Horseshoe Lane, ALDERLEY EDGE, SK9 7QS

Dwelling type: Top-floor flat
 Date of assessment: 24 April 2012
 Date of certificate: 26 April 2012
 Reference number: 8508-3849-9729-6826-1423
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 109 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

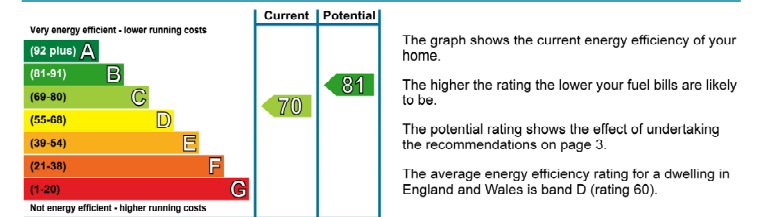
Estimated energy costs of dwelling for 3 years:	£ 2,238
Over 3 years you could save	£ 789

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 171 over 3 years	
Heating	£ 1,434 over 3 years	£ 975 over 3 years	
Hot Water	£ 462 over 3 years	£ 303 over 3 years	
Totals	£ 2,238	£ 1,449	

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



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	£ 234	✓
2 Low energy lighting for all fixed outlets	£50	£ 138	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 183	✓

See page 3 for a full list of recommendations for this property.

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

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All measurements are approximate

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