

1 Chorlegh Grange, Alderley Edge, SK9 7GL

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A stylish 2 bedroom, 2 bathroom ground floor apartment with allocated off road parking in this exclusive development situated right in the heart of the village.

The property in brief comprises of: Communal entrance hall, private entrance with useful store cupboards, reception room with dining area, modern fitted kitchen with integrated appliances, master bedroom with en-suite shower room and built in wardrobes, A second double bedroom with built in wardrobes and a bathroom.

The property benefits from double glazing, allocated parking space and a video entry phone system.

Ground Floor

Communal Entrance Hall: Solid wood panelled door. Leading through to:

Entrance Hall: Wood front door, laminate wood flooring, cupboard with hanging rail and shelving, further cupboard for housing Potterton gas boiler for domestic hot water and central heating with slatted shelving. Halogen down lighters, radiator, wall entry phone.

Lounge: 15' 11" x 12' 10" (4.85m x 3.90m) Double glazed window to front, fireplace with matching hearth and surround, halogen down lights, tv and telephone point, laminate wood flooring, radiator.

Kitchen: 10' 9" x 9' 2" (3.27m x 2.80m) Modern fitted kitchen with wood shaker style wall and base units with roll top work surfaces to tiled splash backs with concealed lighting beneath. Inset 1.5 bowl stainless steel sink unit with mixer tap and drainer, integrated appliances include stainless steel four ring hob with extractor fan over, microwave oven, fridge freezer, washer dryer and dishwasher, double glazed window to front, halogen down lights, laminate wood flooring, radiator.

Bedroom 1: 15' 9" x 12' 10" (4.79m x 3.90m) Double glazed window to rear, flooring, halogen down lights, radiator, tv point, built in wardrobes with hanging rail and shelving. Door to:

En Suite: White three piece suite comprises: double shower cubicle with glazed screen, enclosed wc, wash hand basin tiled floor and walls, heated towel rail, halogen down lights, shaver point, extractor fan.

Bedroom 2: 11' 8" x 9' 3" (3.56m x 2.81m) Double glazed window to rear, halogen down lights, radiator, built in wardrobes with hanging rail and shelving.

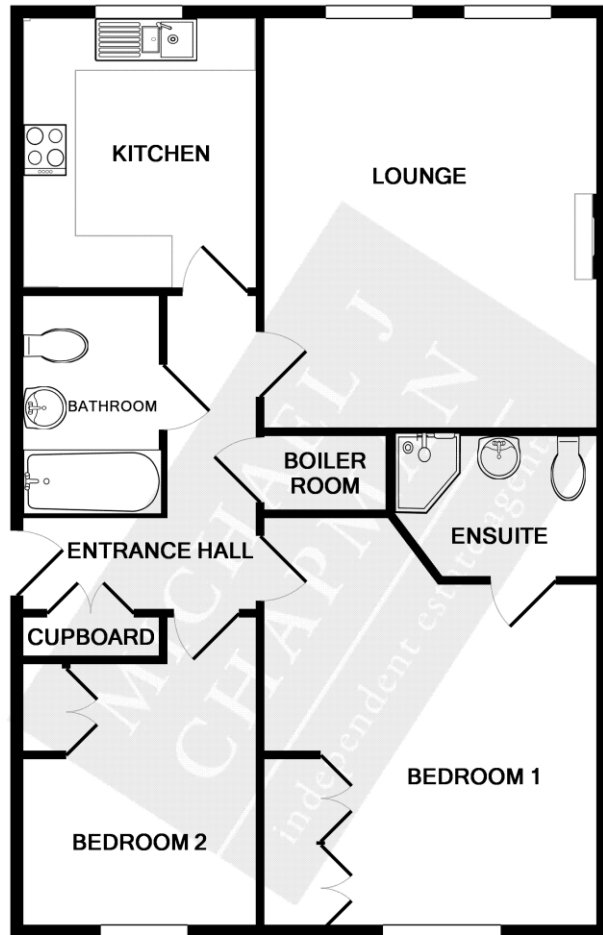
Bathroom: 8' 4" x 5' 6" (2.53m x 1.68m) White three piece suite. Comprising of: panelled bath with mixer tap and shower attachment, enclosed low level wc, wash hand basin with cupboards beneath, tiled walls and floor, shaving point, extractor fan, halogen down lights, vanity mirror.

Outside

Parking: There is allocated parking for one car in the communal car park.

Location: As previously mentioned the property is in the heart of Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements and 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 Sainsburys. Manchester International Airport is only a short drive away.

Directions: From our office proceed down London Road in a northerly direction and Chorlegh Grange can be found on the right hand side opposite Grill on the Edge.



TOTAL APPROX. FLOOR AREA 775 SQ.FT. (72.0 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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Energy Performance Certificate



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1 Chorleigh Grange, Chapel Road, ALDERLEY EDGE, SK9 7GL

Dwelling type: Ground-floor flat **Reference number:** 8464-7920-2879-6855-6992
Date of assessment: 15 October 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 15 October 2014 **Total floor area:** 67 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:	£ 1,263
Over 3 years you could save	£ 75

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 144 over 3 years	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="margin: 0;">You could save £ 75 over 3 years</p> </div>
Heating	£ 753 over 3 years	£ 768 over 3 years	
Hot Water	£ 276 over 3 years	£ 276 over 3 years	
Totals	£ 1,263	£ 1,188	

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

	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	<div style="border: 1px solid black; padding: 5px; width: 40px; margin: 0 auto;"> <p style="margin: 0; font-size: 24px;">80</p> </div>	<div style="border: 1px solid black; padding: 5px; width: 40px; margin: 0 auto;"> <p style="margin: 0; font-size: 24px;">81</p> </div>

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 Low energy lighting for all fixed outlets	£55	£ 72	Yes

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.

