

8 Woodbank, Lynton Lane, Alderley Edge, SK9 7NP

**MICHAEL J  
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independent estate agents



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This immaculately presented two bedroom, two bathroom first floor apartment is situated in this prestigious development in a peaceful location within walking distance of Alderley Edge village centre. Of particular note this apartment has solid timber floors to the majority of the rooms, high quality fixtures and fittings throughout including granite work surfaces in the fully fitted kitchen and a west facing balcony receiving the afternoon and evening sun.

Briefly the accommodation comprises: personal entrance hall, large lounge/dining room, fully fitted breakfast kitchen, utility room, Master bedroom with en-suite shower, second bedroom and bathroom. The property further benefits from gas fired central heating, double glazing throughout and secure underground parking for two cars. There are also professionally maintained communal gardens for the enjoyment of the residents.

#### Ground Floor

**Communal Entrance Hall:** Covered glazed porch area with visual display entry phone system, integrated letter boxes, vaulted ceiling, ceramic tiled floor, lift and stairs to;

#### First Floor

**Personal Entrance Lobby:** With solid oak door and central obscure glass panel, matching side screen, down light, leading through to lobby area and onto:

**Entrance Hall:** Wood flooring, video entry phone system, down lights, power points, radiator, cloaks cupboard, further storage cupboard, doors off to;

**Lounge Dining Room: 20' x 13' (6.10m x 3.97m)** Wood flooring, two radiators, down lights, TV aerial/Sky/internet points, power points, mains fed smoke alarm, opening up to kitchen, double glazed French doors with side glazed panels leading onto roof terrace.

**Roof Terrace: 11' 1" x 5' 5" (3.37m x 1.64m)** Westerly facing terrace ideal for alfresco dining, overlooking gardens.

**Kitchen: 7' 5" x 9' 8" (2.25m x 2.95m)** Double glazed window to front, modern range of fitted base and wall units with granite work surfaces over to granite splash backs. Inset sink unit with mixer tap over, integrated appliances including; dishwasher, microwave, electric oven with gas four ring hob with extractor hood above. Plumbing and space for washing machine and dryer. Cupboard housing gas boiler for domestic hot water and central heating, wood flooring, mains fed smoke alarm, power points, down lights.

**Utility Room: 9' 8" x 2' 6" (2.95m x 0.77m)** Space for fridge/freezer and plumbing for washing machine and dryer.

**Bedroom 1: 15' 3" x 13' 7" (4.64m x 4.13m)** Double glazed window to front aspect, wood flooring, built-in wardrobes with hanging rail, radiator, power points, down lights, alarm point, door leading to;

#### Ensuite

8' 11" x 6' 6" (2.73m x 1.98m) Fitted with modern white suite including; walk in corner mains fed shower, low level WC with concealed cistern, wall mounted wash hand basin, ladder style towel radiator, down lights, shaver point, fully tiled ceramic walls and floor.

**Bedroom 2: 11' 6" x 9' 6" (3.50m x 2.90m)** Double glazed window to front aspect, radiator, power points, down lights.

**Bathroom: 9' 7" x 6' 11" (2.91m x 2.12m)** Fitted with modern white suite comprising of; panelled bath with Mira shower over and glazed shower screen, wall mounted wash hand basin, low level WC with concealed cistern, shaver point, ceramic tiling to floor and walls, down lights, ladder style towel radiator.

#### Outside

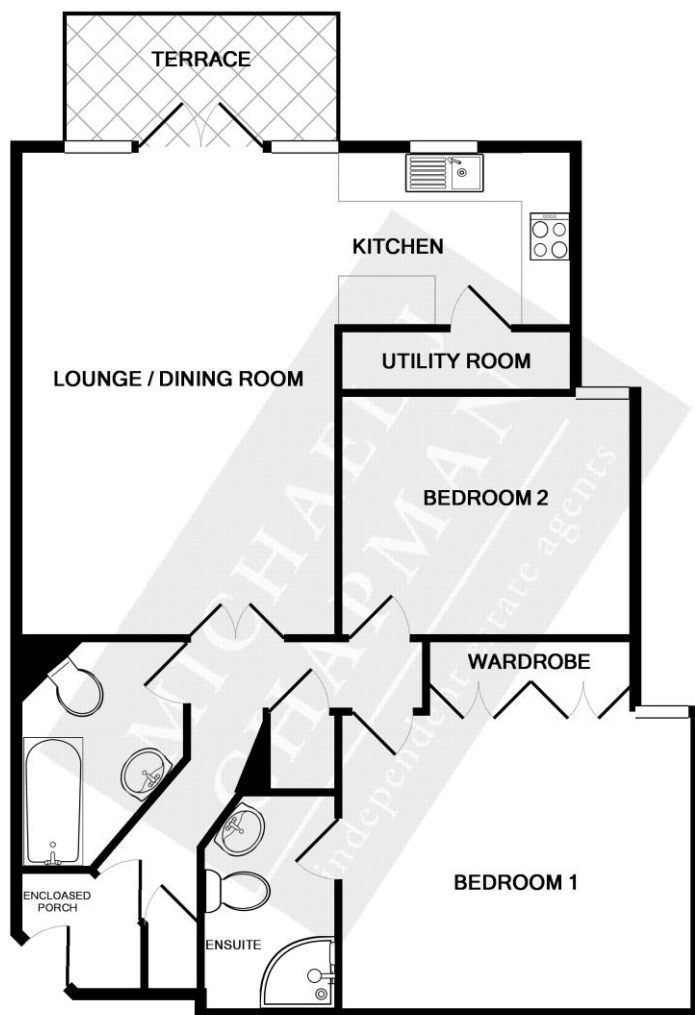
**Garage:** To the side of the property there is a driveway with gated access down to the underground car park, the apartment has 2 parking bays which are clearly marked.

**Communal Gardens:** Woodbank has landscaped communal gardens which are well screened by established hedges and include a barbeque terrace area and a profusion of specimen shrubs and trees.

**Location:** Woodbank 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 Sainsbury's. 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 the development can be found on the right hand side at the junction with Horseshoe Lane





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.

## Energy Performance Certificate



Apartment 8 Woodbank, Lynton Lane, ALDERLEY EDGE, SK9 7NP

Dwelling type: Mid-floor flat  
Date of assessment: 22 July 2016  
Date of certificate: 23 July 2016  
Reference number: 0642-2862-7137-9226-5151  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 66 m<sup>2</sup>

#### 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

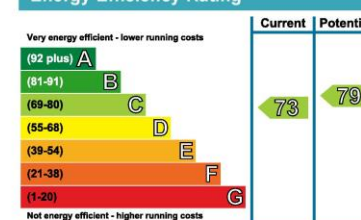
Estimated energy costs of dwelling for 3 years:	£ 1,668
Over 3 years you could save	£ 423

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 153 over 3 years	
Heating	£ 981 over 3 years	£ 744 over 3 years	
Hot Water	£ 390 over 3 years	£ 348 over 3 years	
<b>Totals</b>	<b>£ 1,668</b>	<b>£ 1,245</b>	

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 Low energy lighting for all fixed outlets	£90	£ 123	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 117	✓
3 High performance external doors	£5,000	£ 186	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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.



