

3 Lynton Court, Lynton Lane, Alderley Edge, SK9 7NP

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A beautifully refurbished to the highest of standards second floor two bedroom apartment with garage and communal gardens within walking distance of the village centre and the railway station.

This beautifully modernised and refurbished apartment has been recently refurbished by our client and includes oak panelled doors, chrome power sockets some with USB points, Karndean flooring to the entrance hall, main reception room and kitchen, a recently fitted modern bathroom suite with mains fed shower over the bath and a cream high gloss kitchen with integrated appliances. The accommodation in brief comprises of; communal entrance hall, personal entrance hall, large through lounge and dining room with access to the westerly facing larger than average terrace, kitchen with integrated appliances, two double bedrooms and a bathroom.

Externally there are communal gardens and grounds along with a garage and visitor parking.

Viewing is highly recommended to fully appreciate the space and quality of this apartment.

Ground Floor

Communal Entrance Hall: Communal entrance door leading to the inner door with intercom system and stairs leading to the second floor. Hatch to attic which is boarded for additional storage space.

Second Floor

Entrance Hall: Solid wood panelled front door, ceiling cornice, telephone intercom, Rointe Kyros radiator, storage cupboard, Karndean flooring, panelled doors to bedrooms and bathroom, opening up to:

Lounge Dining Room: 20' 7" x 15' 3" (6.27m x 4.66m) UPVC double glazed bow window to front, double glazed window to side, ceiling cornice, two Rointe Kyros Radiators, down lights, chrome plug sockets, some with USB point, TV aerial point, telephone points, Karndean flooring, door to balcony, oak panelled door to kitchen.

Balcony: 14' 9" x 3' 7" (4.50m x 1.08m) (larger than average) tiled floor with wrought iron railings with wooden handrail, westerly facing.

Kitchen: 11' 11" x 7' 9" (3.64m x 2.37m) uPVC double glazed window to rear, fitted with a modern range of cream high gloss wall and base units, with work surfaces over to splash backs. Inset 1 and a half bowl single drainer sink unit with mixer tap over, built in appliances comprise of induction hob with extractor hood over, single oven, microwave, dish washer, integrated washing machine, space for fridge freezer, down lights, chrome power points, Karndean flooring.

Bedroom 1: 12' 4" x 11' 11" (3.76m x 3.64m) uPVC Double glazed window to rear overlooking the communal gardens. Rointe Kyros radiator, chrome power points some with USB points, down lights, TV aerial point.

Bedroom 2: 11' 11" x 9' (3.64m x 2.75m) uPVC Double glazed window to rear overlooking the communal gardens. Rointe Kyros radiator, chrome power points some with USB points, down lights, TV aerial point, telephone point.

Bathroom: 7' 8" x 7' 1" (2.33m x 2.16m) Obscure uPVC double glazed window to front, fitted with a modern white suite, comprising of panelled bath with mixer tap and mains, rainfall shower with separate hand held shower attachment, with glazed shower screen. Low level WC, wall mounted wash hand basin, down lights, tiled wall and floor, heated towel radiator, shaver point. Full length mirrored storage cupboard inset into the wall.

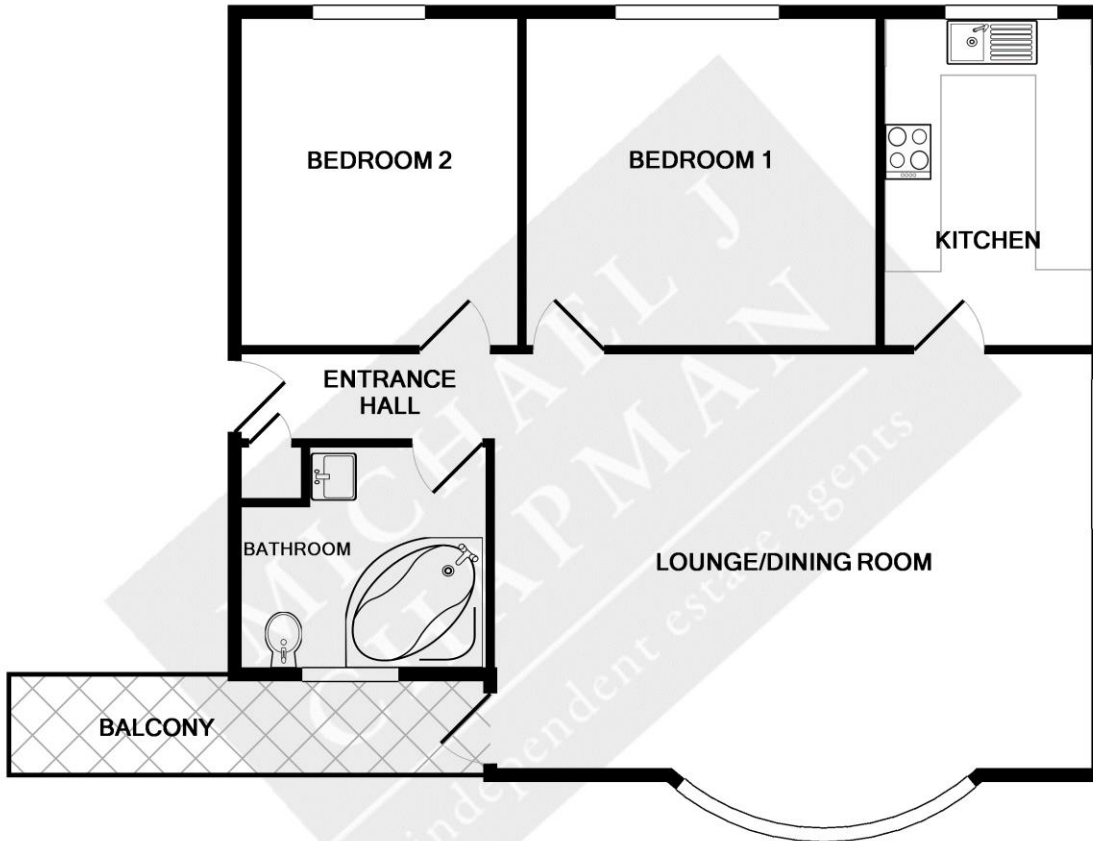
Outside

Communal Gardens: There are professionally maintained gardens to both the front and rear, which are mainly laid to lawn with 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 Sainsbury's.

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 on the right 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 3 Lynton Court, Lynton Lane, ALDERLEY EDGE, SK9 7NP

Dwelling type: Mid-floor flat
 Date of assessment: 21 April 2014
 Date of certificate: 23 April 2014
 Reference number: 2798-9049-6254-7064-8960
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 78 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

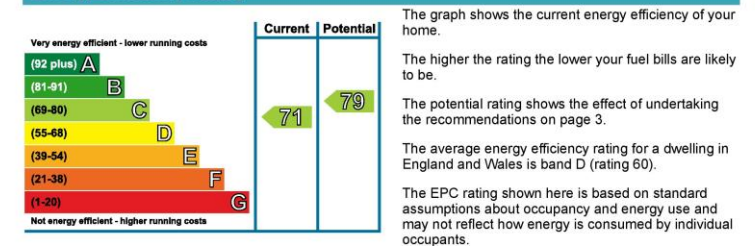
Estimated energy costs of dwelling for 3 years:	£ 2,133
Over 3 years you could save	£ 738

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 165 over 3 years	
Heating	£ 1,236 over 3 years	£ 828 over 3 years	
Hot Water	£ 687 over 3 years	£ 402 over 3 years	
Totals	£ 2,133	£ 1,395	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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 Increase hot water cylinder insulation	£15 - £30	£ 63	
2 Low energy lighting for all fixed outlets	£15	£ 36	
3 Fan assisted storage heaters and dual immersion cylinder	£900 - £1,200	£ 639	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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All measurements are approximate

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