

1 Arderne Place, Alderley Edge,  
SK9 7EN



SELF-CONTAINED PURPOSE BUILT GROUND FLOOR APARTMENT OCCUPYING A  
CONVENIENT POSITION WITHIN SHORT WALKING DISTANCE OF THE VILLAGE  
CENTRE

**FOR SALE BY AUCTION**  
**AT THE DE VERE DARESBUY PARK, CHESTER ROAD, DARESBUY, WARRINGTON**  
**ON THURSDAY 18 FEBRUARY 2010 AT 3.00 P.M.**

(Subject to Conditions of Sale, which will be available for inspection at the offices of the  
Solicitors and Auctioneers for 14 days prior to the date of sale and will not be read in the sale room)

Forming part of a small development that was conceived in 1999 by Linden Homes, this self-contained ground floor apartment occupies a convenient position within a short, flat walk of the village centre.

The apartment provides well appointed accommodation that comprises a spacious L-shaped Living Kitchen, 3 Bedrooms, an En-suite shower room and a Bathroom. Gas fired central heating warms the accommodation and this is complimented by uPVC sealed unit double glazing.

There are a wide range of shopping, travel, educational and recreational facilities available in Alderley Edge village and nearby Wilmslow. Both Alderley Edge and Wilmslow have main line railway stations and there is an access point to the M56 motorway within approximately 20 minutes drive with its connections to the national motorway network. Manchester International Airport is also within approximately twenty minutes drive.

**DIRECTIONS:** From the centre of Alderley Edge, travel in a southerly direction along London Road and turn right immediately after the Natwest Bank, into George Street. Arderne Place will be found at the end of the road on the left hand side.

#### ACCOMMODATION

##### GROUND FLOOR

##### COVERED PORCH.

**SELF CONTAINED ENTRANCE HALL.** Built-in storage cupboards. Built-in cylinder and airing cupboard with electric immersion heater. Wood laminate flooring. Radiator.

##### L-SHAPED LIVING KITCHEN comprising:

**KITCHEN AREA** 9'5" (2.87m) x 7'7" (2.31m). Fitted range of beech effect wall and base units incorporating cupboards and drawers. Matching wall cupboard housing Glow Worm gas fired central heating boiler. 1 1/2 bowl sink unit with mixer tap. Integrated De Dietrich oven and grill. Integrated 4-ring gas hob unit with concealed extractor above. Plumbing for washing machine and dishwasher. Granite effect working tops. Tiled splashbacks. Wood laminate flooring. Radiator. Recessed ceiling lights.

**LOUNGE/DINING AREA** 16'9" (5.11m) x 11'6" (3.51m) maximum. uPVC double glazed double doors to rear paved patio area. Wood laminate flooring. Radiator.

**NO.1 BEDROOM** 13'0" (3.96m) x 9'10" (3.00m). Radiator.

**EN-SUITE SHOWER ROOM.** Tiled shower cubicle with Aqualisa shower unit. Wall mounted washbasin. WC. Vanity wall mirror. Strip light incorporating shaver socket. Recessed ceiling lights. Extractor fan. Radiator.

**NO.2 BEDROOM** 11'2" (3.40m) x 6'0" (1.83m). Radiator.

**NO.3 BEDROOM/STUDY** 8'0" (2.44m) x 6'2" (1.88m). Radiator.

**BATHROOM.** Panelled bath. Pedestal washbasin with mixer tap. WC with concealed cistern. Tiled splashbacks. Vanity wall mirror. Extractor fan, radiator.

##### OUTSIDE

2 Allocated **PARKING** spaces.

##### SERVICES:

All mains services are connected.

Gas fired central heating system.

uPVC sealed unit double glazing.

We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports.

**ASSESSMENTS:** Council Tax Band is currently D (Macclesfield Borough Council)

**TENURE:** We are advised Leasehold for the residue of a term of 999 years (from 15<sup>th</sup> December 1999) and subject to a Ground Rent of £195 per annum.

**SERVICE CHARGE:** £874 per annum, which includes maintenance of communal areas and buildings insurance.

#### VACANT POSSESSION ON COMPLETION

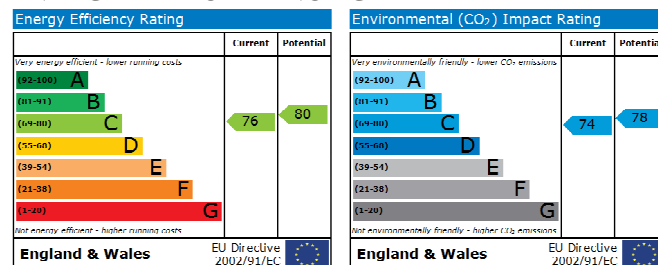
**INSPECTION:** May be made by appointment through the agents.

##### SOLICITORS:

Salehs LLP  
Didsbury House  
748 Wilmslow Road  
Didsbury,  
Manchester  
M20 2DW

**TEL:** 0161 434 9991

#### ENERGY PERFORMANCE GRAPH



KNUTSFORD: 01565 632618 HALE: 0161 928 7762 MACCLESFIELD: 01625 434111 NANTWICH: 01270 625162  
NORTHWICH: 01606 45514 STOCKTON HEATH: 01925 210021 TARPORLEY: 01829 733049 WILMSLOW: 01625 527181  
RURAL SERVICES DEPARTMENT: 01565 830395

[www.mellerbraggins.com](http://www.mellerbraggins.com)

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