

20 Lynton Court, Lynton Lane, Alderley Edge
£279,500



Andrew J Nowell
& Company

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***INVESTMENT OPPORTUNITY* A FIRST FLOOR APARTMENT OFFERING WELL BALANCED ACCOMMODATION IN A SECLUDED SETTING WITHIN A SHORT DISTANCE OF THE VILLAGE CENTRE. THE OWNERS ARE CURRENTLY UNDERGOING A LEASE EXTENSION.**

A first floor apartment offering well balanced accommodation in a secluded setting within a short walk of the village centre. Entrance lobby area, inner hall, hallway, large lounge/dining room, fitted kitchen, 2 bedrooms and bathroom. A tarmac driveway provides parking, visitor parking facilities and a separate brick garage. ***INVESTMENT OPPORTUNITY FOR BUY-TO-LET***

The Lynton Court development is situated in a quiet and convenient location for Alderley Edge village. The village offers a good range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and commuter rail links are close to hand.

The apartment is in a delightful secluded setting with attractive outlook across the communal grounds with trees and shrubs. The well balanced accommodation includes a good sized lounge/dining room with balcony off, fully fitted kitchen and two bedrooms, bathroom and wc. To fully appreciate the appeal an inspection is strongly recommended.

THE DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the first turning right into Davey Lane. Take the first left into Lynton Lane and No. 20 is in the third block of apartments on the right hand side.

Flagged pathway leading to glazed front door, entrance vestibule with natural wood postboxes and built in cupboards. Further glazed door with entry phone system leading to

INNER HALLWAY

Staircase leading to first floor.

OUTER HALLWAY

Natural wood front door. Inner hallway with entry phone system, built in airing cupboard with lagged cylinder with immersion. Further built in cloaks cupboard.

LOUNGE/DINING ROOM 22' x 15'4 (6.71m x 4.67m)

With traditional style fireplace, bay window, door to balcony with wrought iron railing and quarry tiled floor.

KITCHEN 12'2 x 8' (3.71m x 2.44m)

With traditional style natural wood base and wall units, worksurfaces, stainless steel one and a half bowl single drainer sink unit with mixer tap, integrated electric oven, 4 ring electric hob with extractor hood above, part tiled walls, plumbing for washing machine, space for fridge freezer.

BEDROOM ONE 12'4 x 11'10 (3.76m x 3.61m)

With good range of fitted wardrobes with cupboards above.

BEDROOM TWO 12' x 9' (3.66m x 2.74m)

With good range of fitted wardrobes with cupboards above, fitted dressing unit with drawers below.

BATHROOM

Recently refitted suite with panelled bath, Mira shower above with curved glass shower screen, pedestal wash hand basin, low level wc, chrome towel rail, tiled walls, tiled floor, electric wall heater, shaver light.

OUTSIDE

Communal gardens laid out to lawn with trees and shrubs. A tarmacadam driveway provides parking and visitor parking facilities. Separate brick garage with up and over door.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON COMPLETION

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