

1 Westholme Court, Alderley Edge  
£325,000



Andrew J Nowell  
& Company

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# 1 Westholme Court, Alderley Edge

**A SPACIOUS GROUND FLOOR APARTMENT WITHIN A SHORT WALK OF THE VILLAGE CENTRE. GAS CENTRAL HEATING.**

A SPACIOUS GROUND FLOOR apartment within a short walk of the village centre, gas central heating. Communal reception hall, entrance hall, cloakroom, 'L' shaped lounge/dining room, kitchen, 2 bedrooms and a bathroom. SEPERATE GARAGE and guest parking.

Westholme Court occupies a highly desirable and sought-after convenient location within a short walk of the village centre. The village offers a good range of shopping including the Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and The Edge is a well known beauty spot of historical importance with excellent walks. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

Internally, the apartment occupies a desirable location on the ground floor, enjoying the delightful communal grounds. The spacious accommodation benefits from a gas heating system and partial UPVC double glazing. In summary, the internal hall leads to the L-shaped lounge/dining room and fully-fitted kitchen with integrated appliances. There are two generous bedrooms, family bathroom and cloakroom with wc.

## **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 and immediately left into Lynton Lane. Lynton Lane leads on into Horseshoe Lane and Westholme Court will be found on the left hand side.

In further detail the accommodation comprises

## **COMMUNAL RECEPTION HALL**

With natural wood door leading to

## **ENTRANCE HALL**

With central heating radiator, built-in cloaks/storage cupboard, secondary built-in storage cupboard with shelving.

## **CLOAKROOM**

With low level wc, pedestal wash hand basin with chrome mixer tap, chrome central heating towel rail, built-in double-cupboard with sliding doors and shelving. Fitted bookshelving.

## **L-SHAPED LOUNGE/DINING ROOM**

Lobby area with built-in shelving.

## **LOUNGE 18'8 x 14' (5.69m x 4.27m)**

With central heating radiator with cover, French door to patio, open to

## **DINING ROOM 13'7 x 8'8 (4.14m x 2.64m)**

With central heating radiator.

## **KITCHEN 12'3 x 9' (3.73m x 2.74m)**



With base and wall units, worksurfaces, stainless steel one and a half bowl sink unit with chrome mixer tap, built-in electric oven, microwave, four ring gas hob with extractor hood above, integrated washing machine, integrated dishwasher, part-tiled walls. UPVC double-glazed window.

### **BEDROOM ONE 14' x 9' (4.27m x 2.74m)**

With central heating radiator, full width range of built-in wardrobes, UPVC double glazed window.

### **BEDROOM TWO 14' x 9'8 (4.27m x 2.95m)**

With central heating radiator, UPVC double glazed window, fitted wardrobes.

### **BATHROOM**

With panelled bath with tiled surround and shower fittings above, bidet, low level wc, pedestal wash hand basin with chrome mixer tap, central heating towel rail, tiled walls, shaver socket.

### **OUTSIDE**

To the rear the property is approached via a tarmacadam driveway with parking facilities and separate garage. The property is surrounded by well-stocked communal grounds with lawns, trees, shrubs, hedging and rose beds.

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**

**Andrew J Nowell  
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