

9 Oak Bank, Alderley Edge  
£769,500



Andrew J Nowell  
& Company

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## 9 Oak Bank, Alderley Edge

### AN OPPORTUNITY TO ACQUIRE A SPACIOUS GROUND FLOOR APARTMENT IN THIS EXCLUSIVE GATED DEVELOPMENT WITHIN A SHORT WALK OF THE VILLAGE CENTRE.

An opportunity to acquire a spacious ground floor apartment in this exclusive gated development within a short walk of the village centre. Main hallway, private entrance hall, cloakroom, dining hall, drawing room, breakfast kitchen, utility room, master bedroom with en-suite bathroom, 2 further bedrooms, shower room and en-suite shower room. Separate garage with electrically operated lift allowing parking for 2 cars.

9 Oak Bank, Brook Lane occupies a highly desirable and sought after location with south westerly secluded outlook within a short walk of the village centre. Alderley Edge village offers a good range of shopping for day to day needs including Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and variety of wonderful walks including The Edge which is a delightful beauty spot of historical importance. The motorway network system is within easy access as is Manchester International Airport, local and commuter rail links to Manchester and London.

Oak Bank was developed in 2003 by Millennium Estates, which is a select development of luxurious apartments and townhouses. This gated complex offers secure living in a delightful setting with charming secluded grounds. This particular apartment has the highest quality fittings throughout including Miele living kitchen with granite work surfaces and integrated appliances, Jacuzzi bathroom and wet room fittings. There is smart wiring, integrated visual and audio system. There is a comprehensive underfloor gas

heating system and a tasteful blend of polished oak flooring and limestone and high quality tiling in the bath and wet room. The principal living room has double French doors to a secluded southerly-facing garden, attractively laid out with shrubs and flagged patio area. In addition to the living kitchen there are three bedrooms,

#### **DIRECTIONS - SK9 7QG**

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 second turning left into Brook Lane. Continue along Brook Lane and Oak Bank will found a short distance on the right hand side.

In further detail the accommodation comprises

#### **MAIN HALLWAY**

Solid oak panelled front door leading to ground floor apartment.

#### **PRIVATE ENTRANCE HALL**

#### **CLOAKROOM**

With low level wc and wash basin off with limestone tiling and built-in cloaks cupboard.

#### **DINING HALL 16'8 x 11'8 (5.08m x 3.56m)**

With polished oak flooring and downlighting, integrated ceiling speakers.

#### **PRINCIPAL DRAWING ROOM 19'8 x 19'3 (5.99m x 5.87m)**



With polished oak flooring, traditional-style fireplace, downlighting, integrated ceiling speakers, double French doors to southerly-facing garden.

### **BREAKFAST KITCHEN 18'5 x 9'9 (5.61m x 2.97m)**

With quality Miele bespoke units, deep granite work surfaces, integrated Miele appliances including two ovens with hot drawers, two twin ovens/microwaves, coffee making machine, fridge and separate freezer, integrated dishwasher, polished oak flooring, downlighting.

### **UTILITY ROOM OFF 10'11 x 5'8 (3.33m x 1.73m)**

With matching Miele base and wall units, deep granite work surfaces, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, space for dryer, tiled flooring.

### **MASTER BEDROOM 18'8 x 12'3 (5.69m x 3.73m)**

With good range of built-in wardrobes.

### **BATHROOM EN-SUITE**

With contemporary-style fittings with Jacuzzi bath with integrated chrome shower, low level wc, vanity wash hand basin with chrome mixer tap, wet area with fully-tiled limestone tiling, glass screen and wall-mounted chrome shower, chrome central heating towel rail, limestone tiled floor and walls, shaver socket.

### **BEDROOM TWO 16'4 x 12'7 (4.98m x 3.84m)**

With good range of built-in wardrobes.

### **SHOWER ROOM EN-SUITE**

With limestone tiled floor and walls, wet area with shower with chrome fittings, chrome central heating towel rail, low level wc with integrated cistern, vanity wash hand basin with chrome mixer tap and shaver socket.

### **BEDROOM THREE/STUDY 11'7 x 7'9 (3.53m x 2.36m)**

## **OUTSIDE**

The property is approached through wrought iron electrically operated gates with a tarmacadam brick set driveway providing good parking facilities with visitor and residents parking.

There is a charming secluded garden with flagged patio area and shrubs with a south to south-westerly aspect.

## **SEPARATE GARAGE**

With electrically operated up and over door, height for an internal car ramp if required.

Also electrically operated lift allowing parking for 2 cars.

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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