

The Crossley, 10 Highgrove, Alderley Edge
Guide Price £329,500



Andrew J Nowell
& Company

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The Crossley, 10 Highgrove, Alderley Edge

AN IMPRESSIVE TWO BEDROOM APARTMENT IN THIS GRADE II LISTED COUNTRY HOUSE SET IN EXTENSIVE MATURE FORMAL GROUNDS

An impressive two bedroom apartment in this Grade II listed country house set in extensive mature formal grounds. Hallway, lounge dining room, kitchen, bedroom, en-suite, bedroom two, bathroom.

The Crossley is a quality individual apartment in Highgrove which is an impressive Grade II listed country house which has been carefully and tastefully converted into luxury apartments. The property is set in extensive mature grounds with sweeping lawns, mature trees, hedging, stone flagged patios, attractive ornamental pond with bridge and a communal shed. There are delightful open views beyond. Access the residence through electrically operated gates. Parking for two cars as well as visitors parking.

Located within approximately 5 minutes drive from Alderley Edge and Wilmslow centres both offering a good range of shopping, educational and recreational facilities with a wealth of fine restaurants. The motorway network system, Manchester International Airport, local and commuter rail links are close to hand.

Highgrove has been developed into individual luxury apartments which were carefully and tastefully converted with the highest quality of contemporary style fittings. The Crossley is located on the ground floor which is approached by the rear courtyard with a private entrance leading straight into the apartment . The apartment is laid out to one level which briefly comprise hall, impressive

lounge dining room , kitchen with high quality contemporary style fittings, granite worksurfaces and integrated Zanussi appliances, master bedroom with en-suite, bedroom two, fully fitted contemporary style bathroom.

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 left into Ryleys Lane. Continue along Ryleys Lane which becomes the Chelford Road and after approximately 2 miles turn right into Merrymans Lane. Continue along Merrymans Lane through the sharp bends taking the second turning left into Ancoats Lane. Continue along Ancoats Lane past the arched lodge taking the next turning left into Highgrove.

HALLWAY

With carpeted floors, wall mounted lighting and sliding door leading to

LOUNGE

Two central heating radiators, double doors leading to storage cupboard where the Vaillant boiler is fitted.

LIVING ROOM 24'03 x 14'05 (7.39m x 4.39m)

With corniced ceiling, a good range of storage cupboards, alcove for television, bay window with double doors leading to communal garden and two central heating radiators.

KITCHEN 9'02 x 8'05 (2.79m x 2.57m)

With tiled flooring, base and wall mounted units with granite worktops, half tiled walls, double glazed window leading into inner courtyard, 5 ring gas hob with extractor over, integrated oven, grill and microwave, fitted fridge freezer, integrated washer dryer, integrated dishwasher, one and a half bowl sink with chrome mixer tap over and low voltage down lighting.

BEDROOM 1 9'11 x 13'07 (3.02m x 4.14m)

Double glazed window leading to garden aspect, a good range of fitted wardrobes, central heating radiator, hanging wall lights and door leading to en-suite.

SHOWER ROOM EN-SUITE 8'02 x 4'10 (2.49m x 1.47m)

With fully tiled floor and walls, low level wc, wash hand basin with chrome mixer tap over, frosted double glazed window leading to garden aspect, fully tiled shower with glass surround with chrome shower fittings, low voltage down lighting, heated towel rail, extractor and shaver point.

BEDROOM 2 11'03 x 8'05 (3.43m x 2.57m)

Carpeted floors, double glazed window leading to courtyard aspect, central heating radiator and a good range of fitted wardrobes.

FAMILY BATHROOM 6'04 x 8'02 (1.93m x 2.49m)

With fully tiled floor and walls, low level wc, wash hand basin with chrome mixer tap over, heated towel rail, bath with jacuzzi jets, chrome shower fittings with shower over and low voltage down lighting.

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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