



Royles Square, Alderley Edge

Offers Over £260,000 Leasehold

1 bedroom apartment for sale

Description

This stunning 1-bedroom ground-floor apartment is set in the heart of Alderley Edge, offering stylish and comfortable living in an exceptionally convenient location.

The property comprises a bright open-plan living room with a modern, fully fitted kitchen, a well-proportioned double bedroom, and a main bathroom suite, all presented to a good standard throughout. Both the living area and the bedroom benefit from direct access to the private patio, creating a great sense of space and easy indoor-outdoor living.

Further benefits include the private patio area - perfect for some outdoor space, and an allocated parking space to the front of the property.

Situated just off London Road, the apartment is perfectly placed to enjoy everything Alderley Edge has to offer. A wide range of shops, cafés, bars and restaurants are right on your doorstep, with Waitrose, San Carlo and Alderley Edge train station all just a short walk away, making day-to-day living and commuting incredibly easy. The prime location and layout also make the property particularly attractive from an investment perspective, with strong ongoing rental demand in the area.

Overall, this is a fantastic opportunity to secure a well-located



property in one of Cheshire's most sought-after villages, appealing to both owner-occupiers and investors.

PLEASE NOTE: The photographs used in this listing were taken prior to the current tenant moving into the property and may not reflect its current presentation.

Council Tax Band: D (Cheshire East Council)

Tenure: Leasehold (975 years)

Ground Rent: £195 per year

Service Charge: £2,243.4 per year

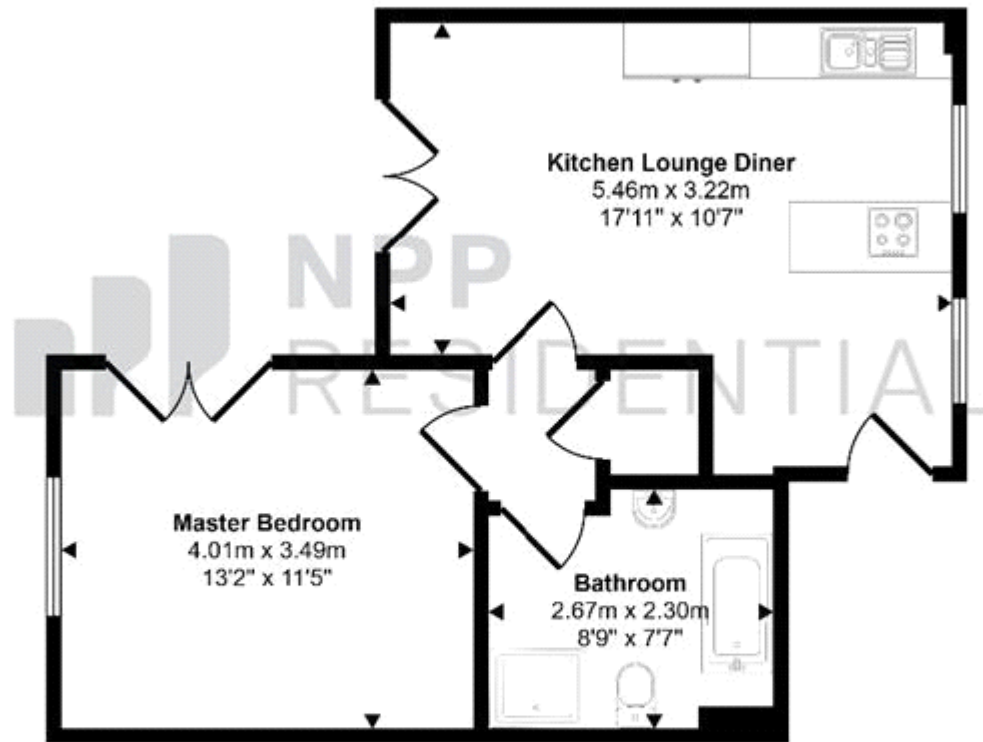
Parking options: Off Street, Residents

Garden details: Communal Garden, Enclosed Garden, Terrace

Tenure

Leasehold

Approx Gross Internal Area
44 sq m / 472 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		

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