

# The Gloucester

Highgrove, Ancoats Lane, Alderley Edge



Stuart  
Rushton  
& COMPANY

A simply stunning duplex penthouse apartment of nearly 2000 square feet, including three double bedrooms and three bathrooms, forming part of the fabulous grade II listed Highgrove development, just minutes from Alderley Edge and Knutsford town centre.

The Gloucester has undergone a no expense spared program of renovation and has been finished fabulously, with a keen eye for detail and contemporary style. The accommodation totals to nearly 2000 square feet, including three good bedrooms, each boasting ensuite facilities, and stunning open plan living space.

The first floor includes the magnificent open plan living accommodation, which has been gently divided by a bespoke steel fabrication. There is a generous lounging space, with good light flow and far-reaching views, plus a striking media wall, with a contemporary electric fire and recessed shelving.

Stunning herringbone style flooring continues through to the kitchen and dining area, which features a fabulous, brand-new, Poggenpohl kitchen with high-end integrated appliances, a large central island and ample space for a large dining table and chairs.

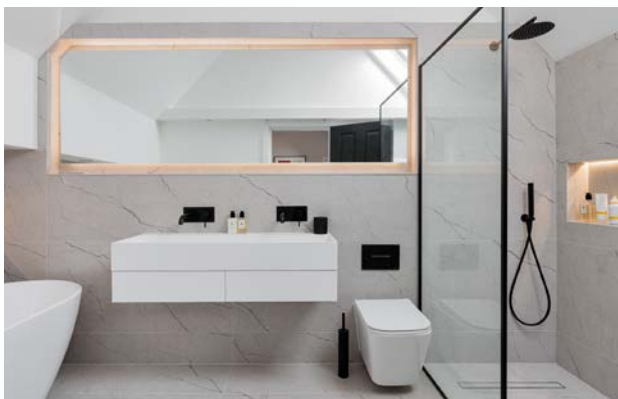




There are two large double bedrooms on the first floor, both of which are serviced by their own beautifully finished ensuite shower rooms. The first floor principal bedroom suite is accessed via a striking steel and glass staircase, which rises to reveal a large bedroom, fitted dressing room and a five piece ensuite bathroom.

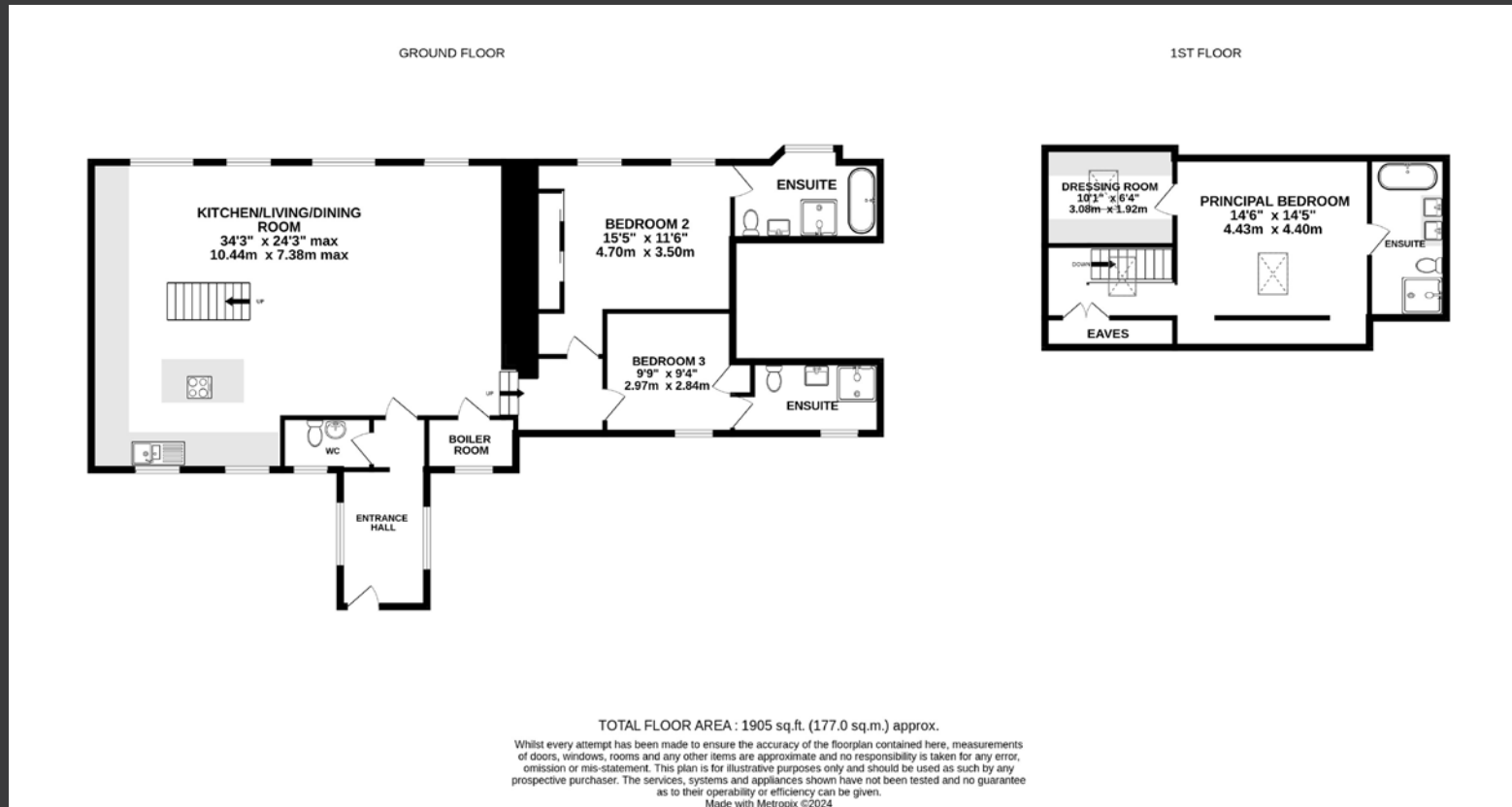
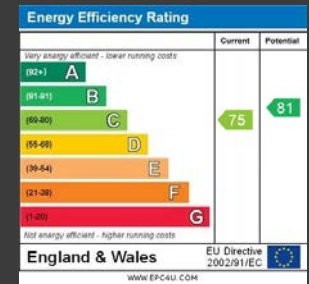
The vast grounds stretch to more than 3 acres and are immaculately manicured, sitting pretty within a beautiful section of Cheshire. The development is enclosed via electric gates for both vehicles and pedestrians. There is allocated residents parking and ample space for visitors.

Service charge - £4,560 per annum - building insurance, bin service, communal lighting and maintenance, gardening and site maintenance.



# The Gloucester Highgrove, Ancoats Lane Alderley Edge Cheshire SK9 7TT

Price: £795,000  
 Tenure: Share of Freehold  
 Local Auth: Cheshire East  
 Council Tax Band: G



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