

39 Barnfield
St Hilarys Park, Alderley Edge



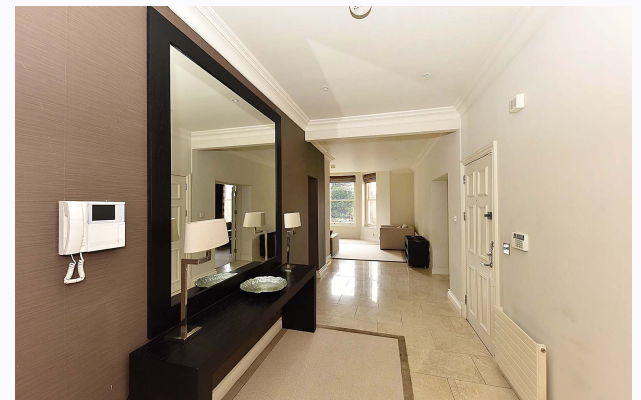
Stuart
Rushton
& COMPANY

A spacious, luxury apartment in the exclusive St Hilarys Park gated development, set in the heart of Alderley Edge Village.

This impressive luxury first floor apartment forms part of a converted period building, known as Barnfield, within the highly regarded St Hilarys Park development. The accommodation extends to approximately 2,000 square feet and features high ceilings and beautifully proportioned rooms.

The apartment is entered via a well maintained communal entrance which serves two other apartments. Within is a large and welcoming entrance hall with high quality tiled flooring that opens to an 18' living room with attractive bay window. Double doors open to a separate sitting room with fitted TV and surround and views over the Cheshire Plain can be enjoyed.

The spacious kitchen/dining room is well equipped with a range of integrated appliances and there is ample space for a large dining table and chairs.

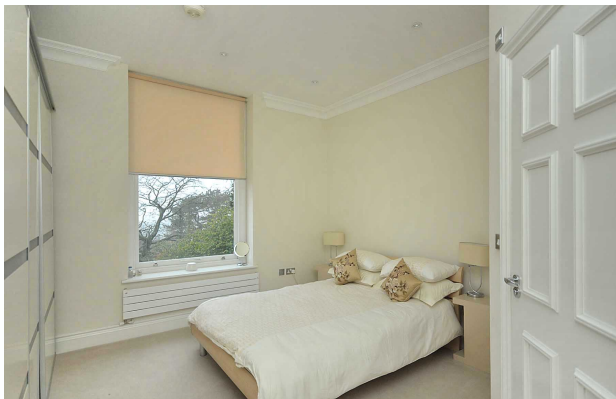




Double doors from the entrance hall opens to an inner hall, off which are three bedrooms and the main bathroom, fitted with a three piece white suite and separate shower enclosure.

The master bedroom is a sizeable room and benefits from a spacious dressing room and large en-suite with dual sinks, bath and large shower enclosure. The guest bedroom has a range of fitted wardrobes and en-suite shower room and the third bedroom would make an ideal study/home office.

Barnfield stands in an elevated position within this exclusive gated development and is surrounded by mature and well maintained communal grounds. The village centre is a short stroll from the apartment and provides many restaurants, bistros and specialist shops. The train station is within easy reach (London Euston 1 hr 52 mins) and Manchester Airport is a short drive away or only 10 minutes by train. Nearby Wilmslow provides a more comprehensive range of shopping facilities whilst Marks and Spencer at Handforth Dean and John Lewis at Cheadle are only a short drive away.



39 Barnfield

St Hilarys Park

Alderley Edge

Cheshire SK9 7DA

Price:

£750,000

Tenure:

Leasehold (150 years from 1st Jan 2003)

Service Chg: £4,000 per annum

Local Auth: Cheshire East

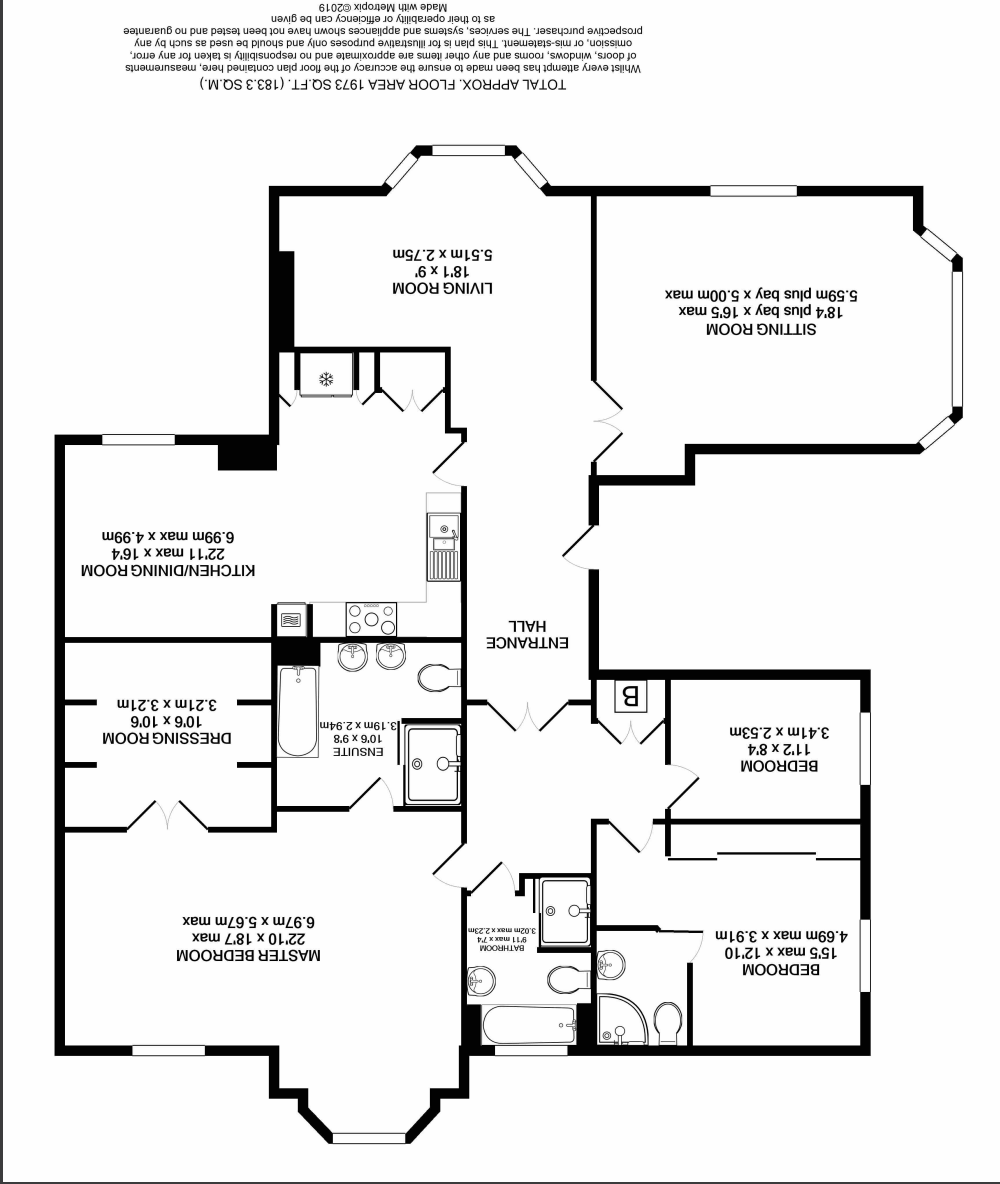
Council Tax: G

| Energy Efficiency Rating | |
|--------------------------|-----------|
| Potential | Current |
| (92+) A | (82+) A |
| (81-91) B | (81-91) B |
| (69-80) C | (69-80) C |
| (55-68) D | (55-68) D |
| (39-54) E | (39-54) E |
| (21-38) F | (21-38) F |
| (1-20) G | (1-20) G |

Very energy efficient - lower running costs
Not energy efficient - higher running costs

EU Directive 2002/91/EC
www.epc-uk.com

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TOTAL APPROX. FLOOR AREA 1973 SQ.FT. (183.3 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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