

4 Kingsbury House

St Hillarys Park, Alderley Edge



Stuart
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& COMPANY

A generously proportioned and well-presented duplex apartment arranged over the ground and first floor, with lift access to both, forming part of an exclusive gated development in the heart of Alderley Edge, just moments from the fabulous amenities of the village.

Kingsbury House forms part of the exclusive St. Hilarys Park development within the heart of Alderley Edge village. The gated development is both secure and very well positioned, with a pedestrian gate directly onto the high street. The development is often popular with downsizing clients, thanks to its generous accommodation and convenient position. There is allocated parking space for residents and additional parking spaces for visitors. Well-maintained grounds surround the building, providing communal recreational space, with most properties also enjoying their own outdoor space.

No. 4 is a prime example, a duplex apartment offering a floorspace of more than 2200 square feet across both the ground and first floors. A spiral staircase connects the floors but there is also the option of using the lift to navigate the floors. Through either of the well-kept and secure communal entrances, there is an entrance door to the property on both the ground and first floors. Entering through the ground floor, there is an entrance hall, large reception hall, a lovely lounge, and two bedrooms serviced by a fitted shower room.





The first floor also includes an entrance door and hall, a large landing, a spacious living room, dining room and fitted bathroom. There is also a dining kitchen that has been well finished, with stone worksurfaces and high-end integrated appliances. Completing the first floor is a wonderful principal bedroom, which includes a selection of built-in storage space, an ensuite shower room, a double bedroom and a westerly facing balcony, capturing the afternoon and evening sunshine along with a lovely view.

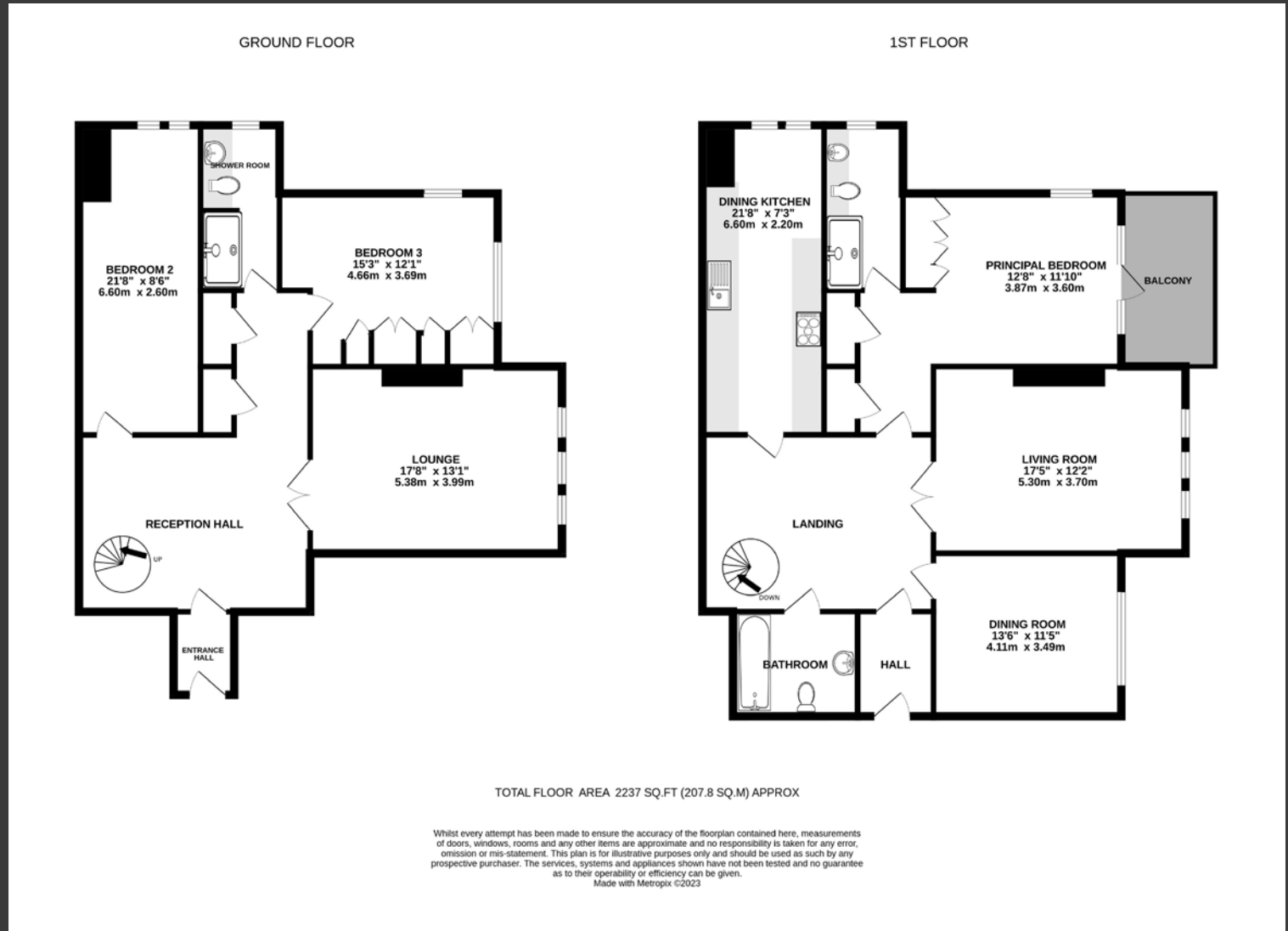
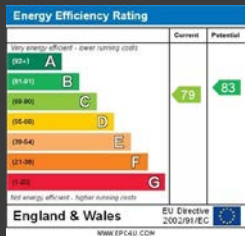
A truly superb property, with a high degree of flexibility to suit most living requirements, within a prominent village centre position.

Offered for sale with no onward chain.



4 Kingsbury House St Hillarys Park Alderley Edge Cheshire SK9 7DA

Guide Price: £900,000
 Tenure: Share of Freehold (Lease term of 150 years from 2003)
 Service Charge: TBC
 Local Auth: Cheshire East
 Council Tax Band: G



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