







The Sandringham

Highgrove Ancoats Lane, Alderley Edge

Exceptional 3-bed ground floor maisonette in secure gated development within Grade II listed former hospital on 4-acre estate. Historical charm, modern amenities, spacious living, upgraded kitchen, ensuite bedroom, tranquil gardens, allocated parking for residents and visitors.

Council Tax band: G

Tenure: Share of Freehold

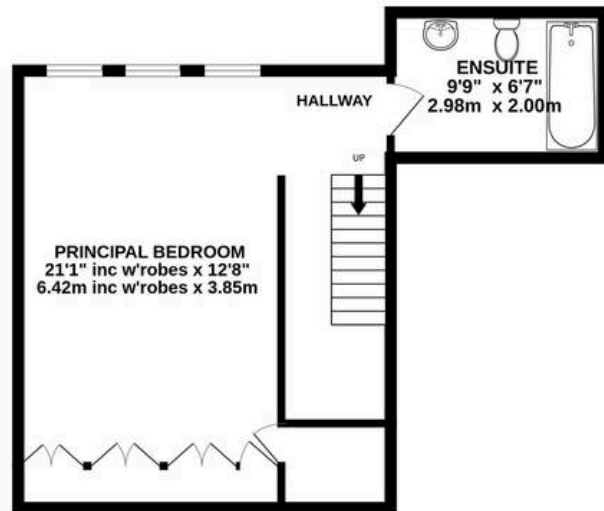
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

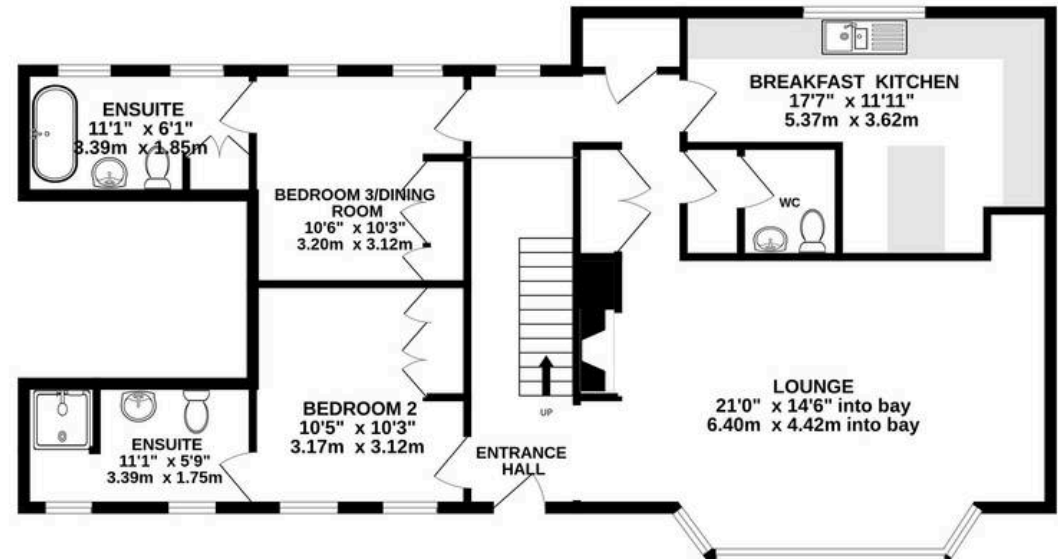
- Ground floor duplex apartment with own entrance door
- Secure gated and immaculately maintained development
- A Grade II listed building sitting with around 4 acres of manicured gardens
- Spacious and well-presented accommodation
- Three good bedrooms and three bathrooms
- Highly flexible to suit many requirements



BASEMENT
457 sq.ft. (42.5 sq.m.) approx.



GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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