



jordan fishwick

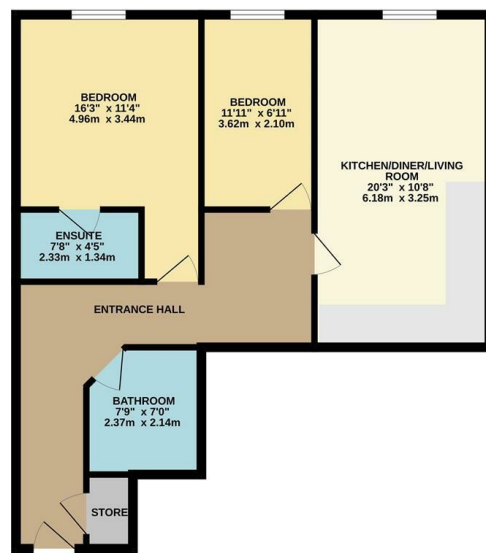
26 ROYLES SQUARE SOUTH STREET ALDERLEY EDGE SK9
Guide Price £334,950

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Situated within the heart of Alderley Edge Village, Royal Square is a modern purpose built development of apartments offering underground residents parking whilst benefiting from a prime central location. In brief this top floor apartment comprises of a spacious and long private entrance hallway which provides access to the internal accommodation. There is an open plan living, dining and kitchen area. The kitchen comprises of a modern range of matching kitchen units with several integrated appliances. There is ample space for a living and dining area with an outlook on to Wilmslow Road. There are two well proportioned bedrooms with the principal bedroom benefiting from a large ensuite modern shower room. Separately, there is a further bathroom fitted with a modern three piece white suite, as previously mentioned there is underground residence secure parking.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Floorplan Studio



- Central Alderley Edge
- Open plan kitchen
- Two bedrooms
- Two bathrooms
- Stylish second floor apartment
- Under ground parking
- Prime location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(82 plus)	B		
(61-81)	C		
(40-60)	D		
(20-39)	E		
(1-19)	F		
(1-20)	G	1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	