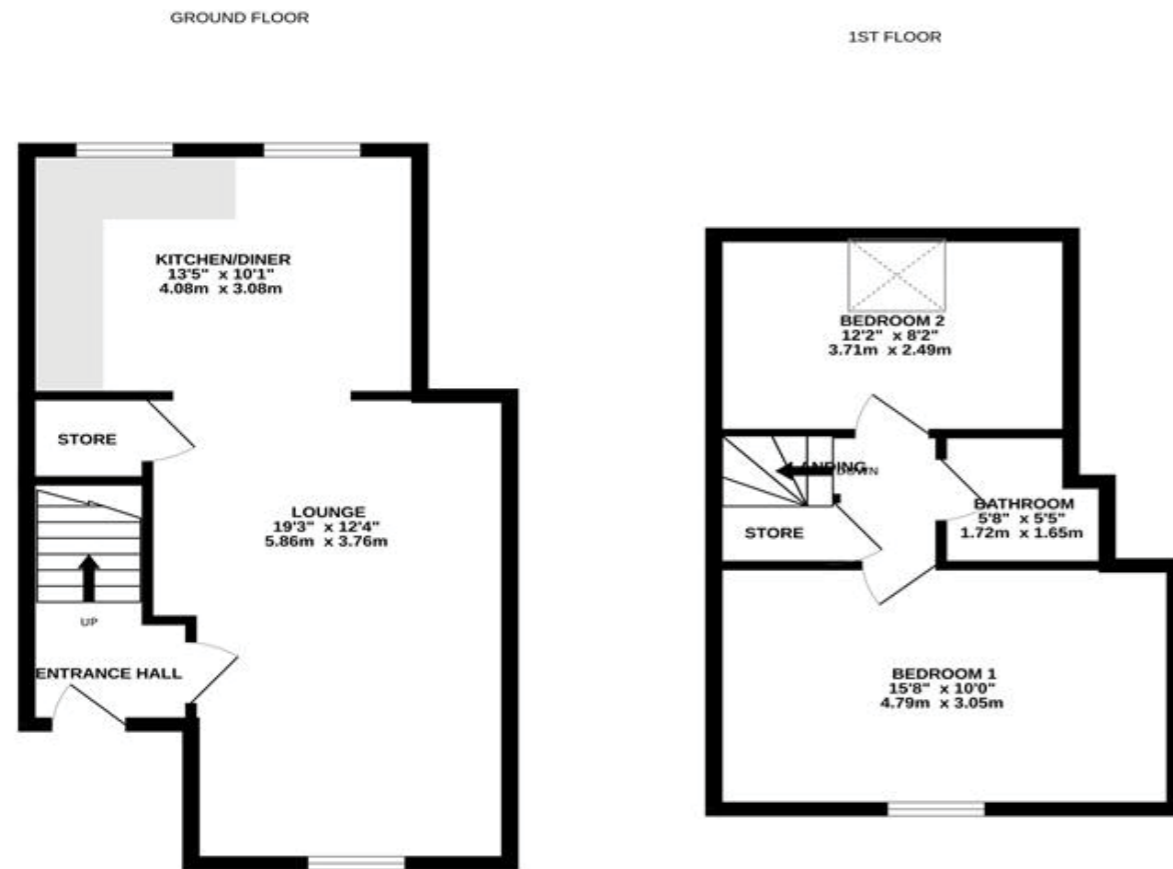


3 BALMORAL HOUSE
 Pavilion Way, Macclesfield
£217,500



TOTAL FLOOR AREA : 740 sq.ft. (68.7 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Macclesfield
 80-82, Waters Green, MACCLESFIELD SK11 6LH
 01625 511367 macclesfield@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A TWO DOUBLE BEDROOM DUPLEX APARTMENT of excellent proportions, forming part of this superb conversion by Jones Homes, situated on the prestigious Pavilion development close to Macclesfield hospital. Well maintained large communal gardens and PARKING for two cars.

- Two double bedroom Duplex Apartment
- Private entrance to the apartment
- Sought after development close to Macclesfield hospital
- Well maintained mature communal gardens, Parking for two cars

- Well presented accommodation warmed by storage heaters
- Accommodation over two floors giving feeling of mews house

£217,500

3 BALMORAL HOUSE

Pavilion Way, Macclesfield



A two double bedroom duplex apartment of excellent proportions, forming part of this superb conversion by Jones Homes, builders of repute, situated on the prestigious Pavilion development close to Macclesfield hospital and not far from the town centre with all its amenities. Balmoral house stands in well maintained mature communal gardens, with this particular apartment benefiting from parking for two cars. The apartment conveys the feeling of living in a mews house, having its own private front door, with living accommodation on the ground floor and bedrooms and bathroom on the upper floor. A covered entrance porch and private entrance hall give access to a spacious lounge with sash windows overlooking the front and ample understairs storage,

which opens into the generous, attractively fitted, light and airy dining kitchen overlooking the rear. On the upper floor the landing houses a good size airing cupboard and there are two double bedrooms, the master with sash window to the front, the second bedroom has a double glazed Velux window and the well appointed bathroom is fitted with a three piece suite with overhead shower. A superb duplex apartment in a much sought after location.

LOCATION

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are

approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

DIRECTIONS

Leaving Macclesfield along Cumberland Street, continue past Sainsburys on the right and at the next roundabout take the third exit into Prestbury Road. At the mini roundabout bear left into Victoria Road and continue past the hospital and the cricket ground, taking the next left into Pavilion Way. Bear immediately right and continue round to the left and almost to the end of the close, where Balmoral House can be seen on the left hand side. POSTCODE : SK10 3GZ

TENURE

We are informed by our client that the property is leasehold with a residue of 105 years and subject to a ground rent of £180 per annum. A service charge of £340 per quarter is currently levied for the upkeep of all communal areas, including building insurance. Prospective purchasers are advised to confirm this point with their solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Borough Council. Tax Band : C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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