



**GASCOIGNE
HALMAN**

UPTON MOUNT, PRESTBURY ROAD, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £235,000

A well presented spacious two double bed room first floor apartment situated in lovely communal grounds and having a parking space for one car.

This property is positioned in a convenient location ideal for Macclesfield town centre and Prestbury village.

The accommodation in brief comprises of a communal entrance hall, a private entrance hall with a video entry system.

This internal hall leads into a well-proportioned lounge with a lovely bay window overlooking the front aspect. This in turn leads into the fabulous sized dining/kitchen which is fitted in an attractive range of units with integrated appliances and ample room for a kitchen table. There are two windows to the front aspect.

Both of the bedrooms are good sized doubles and overlook the rear aspect. The bathroom is fitted with a three piece white suite with a window to the side aspect.

Outside there are well-kept charming communal gardens and a parking space.

DIRECTIONS

Travel out of Macclesfield along Cumberland Street and at the roundabout with Sainsburys turn right into

Westminster Drive. Continue for some distance past the shopping area on the right and just before reaching the T-junction with Prestbury Road, the apartment building can be found situated on the left. POSTCODE : SK10 3DA

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.

EPC RATING D CHESHIRE EAST BAND C

We are informed by our client that the property is leasehold with a residue of 974 years and subject to a ground rent of £50 per annum. The service charge for the maintenance of all communal areas is currently levied at £1740 per annum. Prospective purchasers are advised to confirm these points with their solicitor

MACCLESFIELD OFFICE

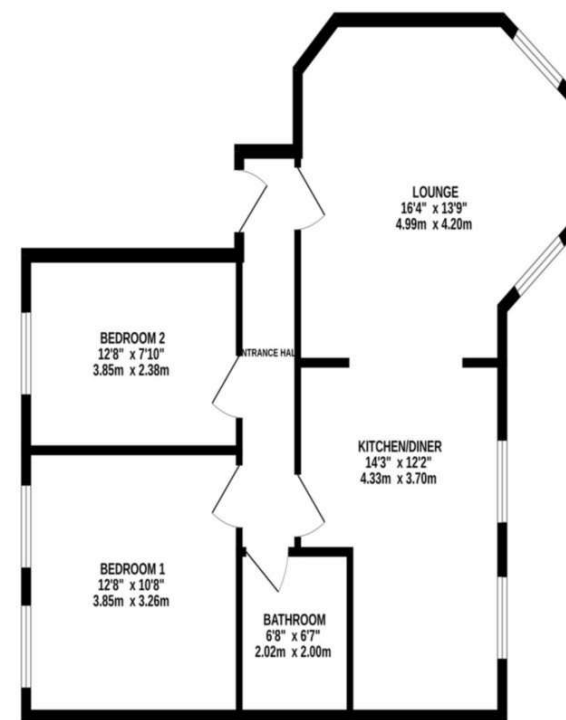
01625 511367

macclesfield@gascoignehalman.co.uk

80-82 Waters Green, Macclesfield, SK11 6LH

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GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq ft. (63.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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