



**GASCOIGNE
HALMAN**

17 BALMORAL HOUSE, BALMORAL HOUSE, PAVILION
WAY, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 119,950.00

A well presented two bedroom, two bathroom apartment with lift access occupying the second floor of this lovely conversion by Jones Homes. Great location, parking for two cars and having some lovely feature arch windows.

Property details

- A Lovely Two Double Bedroom, Two Bathroom, Second Floor Apartment
- Lovely Communal Areas With Lift Access
- Forming Part Of The Extremely Popular Pavilions Development
- Offered For Sale With No Onwards Chain Ready To Move Straight Into

Forming parts of the extremely sort after Pavilions development, by Jones Homes. This lovely second floor, two bedroom, two bathroom, apartment enjoys lift access, lovely communal areas and parking for two cars. This apartment is ready to move straight into and offered for sale with no onwards chain. There is some lovely features such as the arch windows. Upon entering the property there is a well presented communal areas, there is both stairs and lift access to the second floor, private entrance hall, there is an airing cupboard, cloaks cupboard and access through into all rooms. The lounge being a lovely light room with a large arch window to the front aspect. The kitchen is attractively fitted in a matching range of maple fronted units with integrated Neff appliances, there is a Bosch dishwasher and a fridge freezer. Both of the bedrooms are doubles and both having the arch windows with plantation shutters. The master having an en-suite

shower room and there is the main bathroom again being well presented. Outside there's beautifully well-maintained gardens, communal grounds and parking for two cars.

DIRECTIONS

Postcode For Sat Nav: SK10 3GZ

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.

TENURE

We are informed by our client that the property is leasehold with a residue of 102 years and subject to a ground rent of £180. The service charge for the maintenance of all communal areas is currently levied at £1720 per annum. Prospective purchasers are advised to confirm these points with their solicitor

EPC

TBC

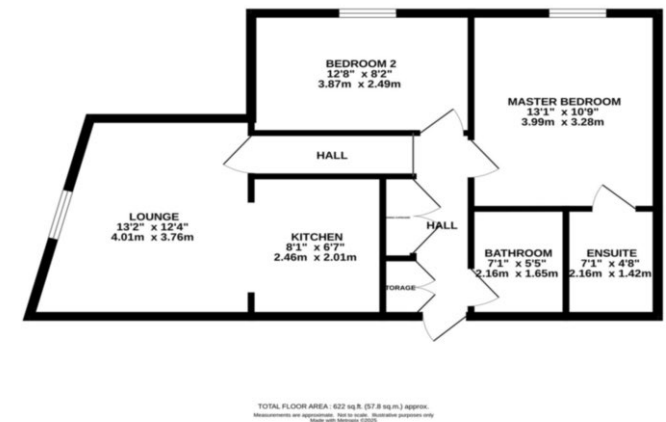
LOCAL AUTHORITY

Cheshire East Band C

MACCLESFIELD OFFICE

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GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



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