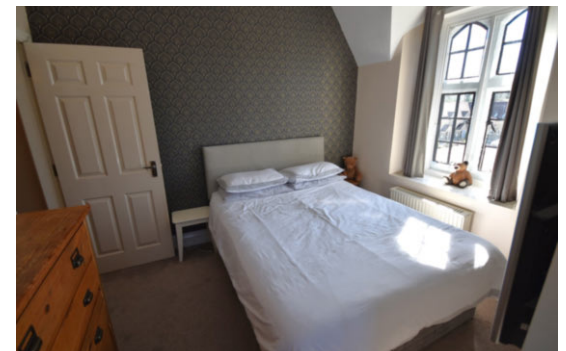




**GASCOIGNE
HALMAN**

FLAT 8/ARMOURY TOWERS, BARRACKS SQUARE,
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

OFFERS OVER 255,000.00

Standing at the head of the historic Barracks Square, Armoury Towers is one of the town's most impressive and iconic buildings, being a former army barracks, making it a superb setting for this three bedroom two bathroom duplex apartment.

- A Spectacular Three Bedroom, Two Bathroom Duplex Apartment
- Fabulous Features Including Its Own Tower Entrance
- Two Lovely Reception Rooms And An Attractively Fitted Kitchen
- Three Good Sized Bedrooms And Two Bathrooms
- Great Location Close To The Town Centre
- Off Road Parking And Gardens

A fabulous opportunity to purchase a most interesting three bedroom, two bathroom duplex apartment bursting with fabulous original features, set within a lovely courtyard close to the town centre. This apartment forms part of the fabulous army barracks development and this particular apartment can be accessed via the original tower stair case which is personal to this apartment or access via the lovely communal hall. This apartment takes up both the first and second floor and the fabulous sized accommodation comprises of an entrance hall with a cloakroom WC, there is a lovely spacious lounge with the original mullion windows to the front aspect, stairs to the next floor and an under stairs storage cupboard. Access from the lounge via the towers gives your own private access via the stone curving stairs and a lovely exposed brick wall, there is also a useful storage cupboard. From the lounge gives you access through to the dining room with a lovely feature fireplace and the continuation of a the lovely panelled walls from the lounge. The kitchen is attractively fitted in a matching range of units having a window to the side aspect.

On the first floor there is the landing giving access to all of the three bedrooms, the master bedroom in a dual aspect room and having a fabulous en suite built within the oval of the tower, there is a further family bathroom and an airing cupboard housing the hot water cylinder. Outside the property enjoys a lovely courtyard, good amounts of parking and gardens.

DIRECTIONS

Postcode For Satnav: SK11 8HF

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 974 years and subject to a ground rent of £20.00. The service charge for the maintenance of all communal areas is currently levied at £1500 per annum. Prospective purchasers are advised to confirm these points with their solicitor.

EPC

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LOCAL AUTHORITY

Cheshire East Band D

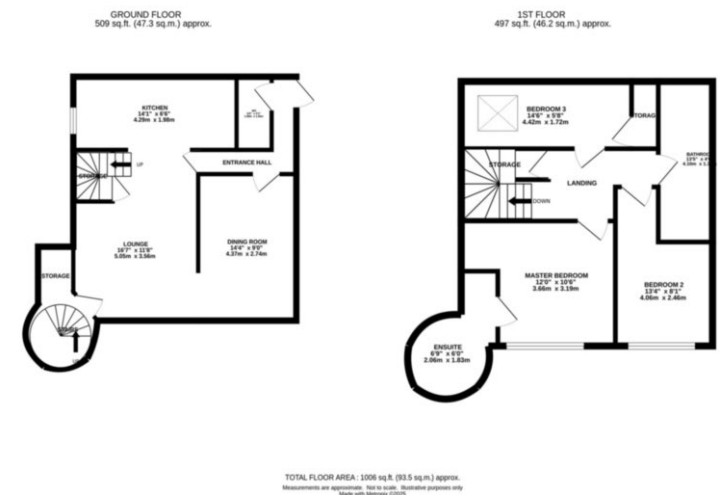
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HALMAN**



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