



**GASCOIGNE  
HALMAN**

2 KENSINGTON SQUARE, SANDRINGHAM HOUSE,  
KENSINGTON SQUARE, MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT

| 279,950.00

**A two double bedroom ground floor apartment offering accommodation on a grand scale standing in communal gardens and enjoying a garage and parking.**

Property details

- A Ground Floor Apartment
- Accommodation On A Grand Scale
- Two Double Bedrooms And Two Bathrooms
- An Impressive Main Lounge
- Extremely Sought After Location Off Victoria Road
- Garage, Parking And Communal Gardens

An extremely spacious ground floor apartment forming part of the conversion of this period building which is situated in a highly sought after residential area just off Victoria Road. The apartment offers accommodation on an exceptionally grand scale and comes with parking and a garage. It stands in lovely well kept communal grounds.

In brief the accommodation comprises of a communal entrance hall giving access to the private entrance hall with a large walk in cloakroom, an airing cupboard housing the central heating boiler. There is a very impressive main lounge with high ceilings over 3 metres, lovely exposed beams and a large walk in bay window and a further window to the side aspect. It really is a fabulous room and has ample space for a seating area and a dining area.

The dining/kitchen is fitted with an attractive range of modern units with integrated appliances and a sash window to the side aspect.

There are two double bedrooms, the master having an en-suite

shower room and also having a further family bathroom.

Outside are well kept communal gardens, parking and a large brick built garage with roof storage.

#### DIRECTIONS

Postcode For Satnav: SK10 3GE

#### 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 979 years and subject to a ground rent of £190. The service charge for the maintenance of all communal areas is currently levied at £2100 per annum. Prospective purchasers are advised to confirm these points with their solicitor

#### LOCAL AUTHORITY

Cheshire East Band C

#### EPC

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GROUND FLOOR  
1353 sq.ft. (125.7 sq.m.) approx.



TOTAL FLOOR AREA: 1353 sq.ft. (125.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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#### MACCLESFIELD OFFICE

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