



**GASCOIGNE
HALMAN**

23 KNIGHTSBRIDGE SQUARE, KNIGHTSBRIDGE
SQUARE, PAVILION WAY, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 184,950

Forming part of this fabulous conversion by Jones Homes, this ground floor apartment offers lovely spacious accommodation with a grand feel, with fabulous high ceilings, good amounts of storage and parking.

- A Well Proportioned One Bedroom Ground Floor Apartment
- Situated In This Extremely Sought After Location
- Great Size Lounge And Dining Room, With 11ft 6inch High Ceilings
- Well Presented Communal Areas
- Parking And Communal Gardens

Forming part of this fabulous conversion by Jones Homes, this ground floor apartment offers lovely spacious accommodation with a grand feel, with fabulous high ceilings, good amounts of storage and parking. The property is warmed via gas fired central heating and in brief comprises of a lovely well kept private entrance hall, of which is a fantastic size and having two good size storage cupboards.

There is a great size main lounge and dining room with 11ft 6 inch high ceilings. Spectacular high windows, this room is extremely light and has room for comfy seating and a table. This gives access through into the well presented breakfast kitchen and having a sash window overlooking the garden.

The main bedroom is a good size double, sash window again over looking the gardens and there is an attractively fitted family bathroom with a shower over the bath.

Outside there is allocated parking and lovely communal gardens.

DIRECTIONS

Postcode For Satnav: SK10 3GF

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 99 years and subject to a ground rent of £150. The service charge for the maintenance of all communal areas is currently levied at £2436.63 per annum. Prospective purchasers are advised to confirm these points with their solicitor

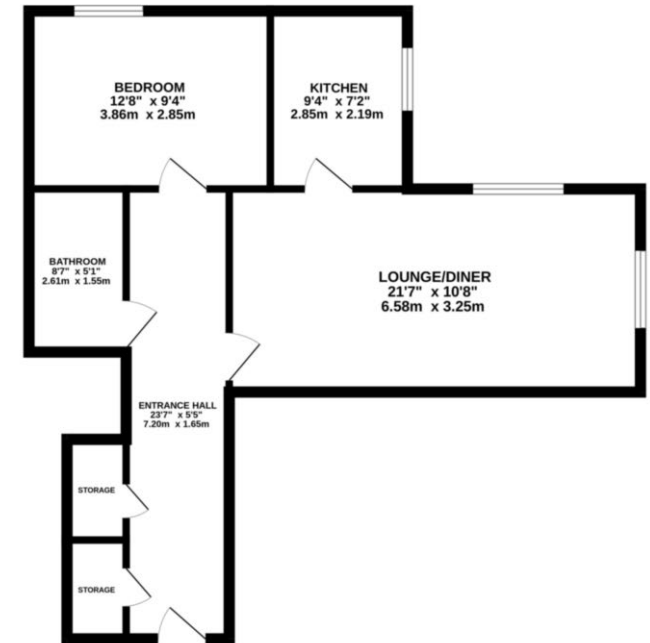
LOCAL AUTHORITY

Cheshire East Band B

EPC

TBC

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 sq.m.) Approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metagage 12/2023

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**GASCOIGNE
HALMAN**

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