



**GASCOIGNE
HALMAN**

WINDMILL STREET, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 199,950.00

A two bedroom duplex apartment situated in a magnificent stone building, having once been St Peters School in the 1970's, Having been thoughtfully converted by Messrs 'Castward'. Boasting many characteristics including Mullion windows, exposed beams, vaulted ceilings, floorboards and mezzanine style master bedroom.

DESCRIPTION

Forming part of this lovely conversion and having a benefit of its own private entrance. This two double bedroom duplex apartment, is situated in handy and convenient location close to the town centre. The property has lovely period features, is warmed via gas fired central heating. In brief comprises of the own private entrance door with the stairs leading up to the apartment, there is an entrance hall giving access into the second bedroom and the main bathroom.

There is a fabulous sized open plan lounge and dining/ Kitchen with the lovely original windows, high vaulted ceilings and original beams. The kitchen is fitted in a matching range of cream fronted units with integrated appliances, there is an island unit with breakfast bar seating and the stairs giving access to the next floor. Bedroom two has a

Velux window, fitted wardrobes, vaulted ceiling and under eve storage.

DIRECTIONS

Postcode For Satnav: SK11 7HS

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.

Leasehold

We are informed by our client that the property is leasehold with a residue of 963 years and subject to a service charge of £1200 per annum. Prospective purchasers are advised to confirm these points with their solicitor

EPC RATING C, CHESHIRE EAST BAND C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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