



**GASCOIGNE
HALMAN**

FLAT 6, 61 PARK GREEN, MACCLESFIELD EPC: E
COUNCIL TAX: A

THE AREAS LEADING ESTATE AGENT

| 96,0000

A one bedroom ground floor flat situated right in the heart of the Town Centre. Lovely open plan living accommodation.

- A Well Proportioned One Bedroom Ground Floor Apartment
- Situated Right In The Heart Of The Town Centre
- Great Size Open Plan Living Accommodation
- Attractively Fitted Bathroom And A Good Sized Bedroom

DESCRIPTION

A one double bedroom, ground floor flat, enjoying open plan living accommodation, UPVC double glazing and electric heating.

This property is situated right in the heart of Macclesfield, close to the train station and good eateries. In brief the accommodation comprises of a private entrance door opening through into the entrance hall where you find the main lounge, dining room and kitchen.

A lovely size open plan room the kitchen being attractively fitted in a range of white units with integrated appliances, ample room for comfy seating and dining. There is a cupboard housing the hot water cylinder and providing storage.

The main bedroom with a window and an en suite

bathroom with a shower over the bath. There is also a useful storage cupboard.

DIRECTIONS

Postcode For Satnav: SK11 7NH

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

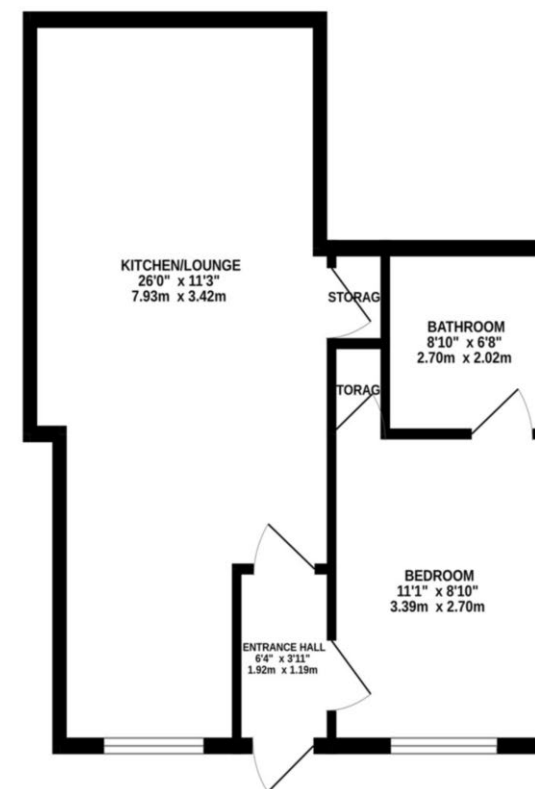
We are informed by our client that the property is leasehold with a residue of 93 years and subject to a ground rent of £200. The service charge for the maintenance of all communal areas is currently levied at £960 per annum. Prospective purchasers are advised to confirm these points with their solicitor

EPC & COUNCIL TAX

EPC Rated: E

Council Tax Band: A

GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 460 sq.ft. (42.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropia G325

MACCLESFIELD OFFICE

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**GASCOIGNE
HALMAN**

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