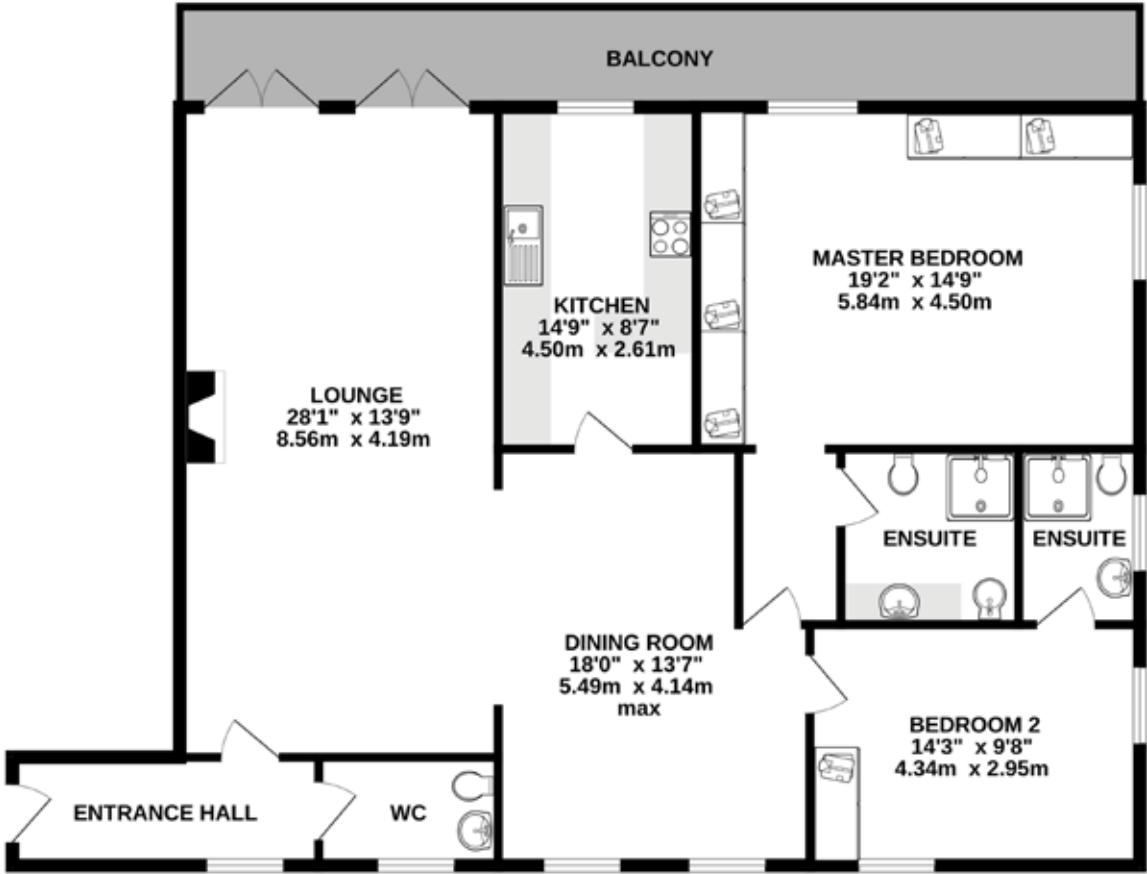


FIRST FLOOR
1386 sq.ft. (128.8 sq.m.) approx.



TOTAL FLOOR AREA: 1386 sq.ft. (128.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with floorplan 02025



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Prestbury
8 The Village, PRESTBURY SK10 4DG
01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



1 PRESTBURY COURT
Castle Rise, Prestbury
£499,950



A beautifully presented three bedroom first floor apartment close to the village centre which offers lift access, a double garage, and views over Prestbury towards the Macclesfield Hills.

GASCOIGNE HALMAN

- DOUBLE TANDEM GARAGE
- LIFT ACCESS
- SCENIC VIEWS OVER THE MACCLESFIELD HILLS

- WALKING DISTANCE TO PRESTBURY VILLAGE
- BRIGHT AND AIRY

£499,950

1 PRESTBURY COURT

Castle Rise, Prestbury



DESCRIPTION

Located just a short stroll from the heart of Prestbury village, this bright and generously proportioned first-floor apartment offers comfortable and convenient living in one of Cheshire's most sought-after locations. This bright and airy apartment comprises of a welcoming entrance hall with storage and a WC. To the left, a dining area which opens to a large lounge with two sets of French doors leading to a balcony with scenic views. The kitchen, located just off the dining area is equipped with integrated appliances. Benefiting from two double bedrooms all with fitted furniture, the master bedroom has an en suite shower room, as well as a separate shower

room with plenty of storage.

Each apartment includes a superb sized double tandem garage (with internal access) and ample parking. Externally, residents have the privilege of accessing and enjoying the well-maintained private gardens, which feature a summerhouse with a kitchen and toilet facilities. Additionally, a large conservatory-style seating area opens onto a terrace for residents to relax and appreciate the tranquil surroundings.

LOCATION

The historic village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the village boasts excellent access to all the amenities of the general area; railway station, Local shops, Restaurants, Bars/Pubs, a highly regarded Primary School, Tennis club and a highly regarded Golf course to name a few. Alderley Edge & Wilmslow are only a very short distance away offering more comprehensive facilities and the town of Macclesfield is a very short distance with a direct link to London Euston in approx. 1 hour 40 mins. Manchester Airport and the motorway network are within 20 minutes' drive.

DIRECTIONS

Sat Nav: SK10 4UR

TENURE

Leasehold - to be verified by solicitor

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East - Council Tax Band: G

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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