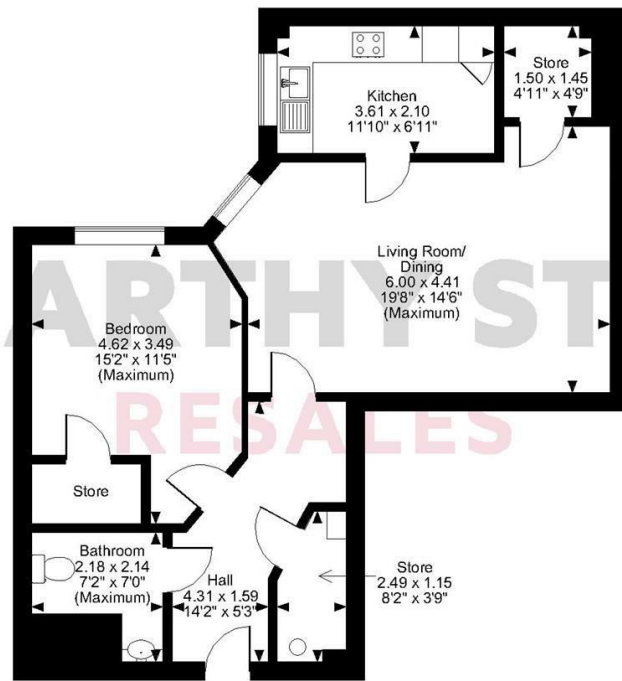
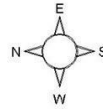


John Percyvale Court, Coare Street
Approximate Gross Internal Area
716 Sq Ft/66 Sq M



Third Floor

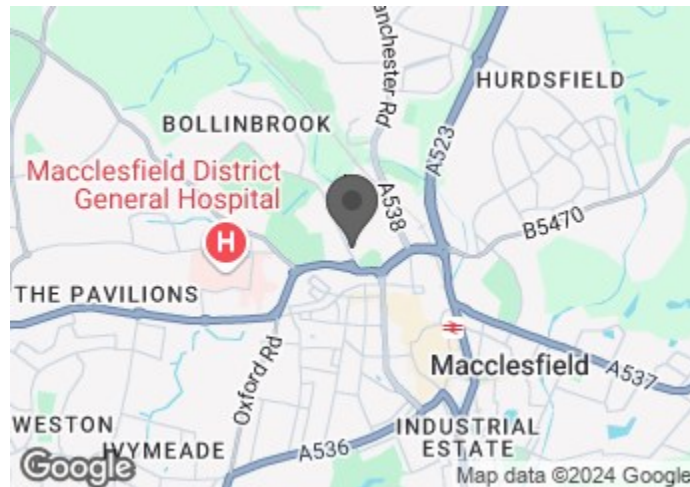
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

56 JOHN PERCYVALE COURT COARE STREET, MACCLESFIELD, SK10 1HZ



COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



VERY WELL PRESENTED BRIGHT SPACIOUS one bedroom THIRD FLOOR apartment MODERN FITTED KITCHEN with built in appliances, centrally located with EASY ACCESS to communal lifts. Within EASY access to all LOCAL AMENITIES and SUPERMARKET.

ASKING PRICE £265,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

COARE STREET, MACCLESFIELD

1 BED | £265,000

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

SUMMARY

This superb Retirement Living PLUS development in the desirable market town of Macclesfield, Cheshire, has a wealth of local amenities and breathtaking countryside on the doorstep. John Percyvale Court boasts luxurious communal facilities and a convenient location just a few hundred meters from the main shopping area of Macclesfield. Here you'll find supermarkets, high-street stores, independent boutiques and a wide range of pubs and eateries.

John Percyvale Court is a delightfully hassle-free and high-spec Retirement Living PLUS development, we'll help you take care of the little things – as well as the bigger chores - so you can focus on doing what you love. You'd find all the benefits of a Retirement Living development but with thoughtful extra services that are there for you now, and in the future. This includes a friendly manager onsite at all times and a chef run bistro, for when you don't feel like cooking – or just fancy a barista-style coffee with a friend. An hour's domestic support each week is included – more if you want it, plus the option of tailored personal care on tap should you need it. Pets are welcome too!

ENTRANCE HALL

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there are doors leading to the lounge, shower room and also the walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall.

LOUNGE

A bright spacious lounge with full length windows allowing plenty of light into this well presented living area, there is also ample space for a small dining table and also benefitting with an additional storage room TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

KITCHEN

Stylish fitted kitchen with a range of modern high gloss low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and splash back. UPVC double glazed window. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

MASTER BEDROOM

A good sized double bedroom with a door leading to a walk-in wardrobe housing shelving and hanging rails, Ceiling light, TV phone point, fitted carpets and raised electric power sockets.

SHOWER ROOM

Fully tiled and fitted with modern suite comprising of a walk-in shower, low level WC, vanity unit with sink and mirror above, emergency pull cord for assistance. Chrome heated towel rail.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal

areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge is £9,213.76 per annum (for financial year ending 31/08/2025). The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estate Manager.

LEASEHOLD INFORMATION

Lease: 999 years from 2023

Managed by: Your Life Management Services

It is a condition of the purchase that the resident is of the age of 70 or over.

ADDITIONAL INFORMATION & SERVICE

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

