

**Chester Road, Macclesfield, SK11**



**\*\*\* INVESTMENT PROPERTY ONLY \*\*\* STYLISH TOWN CENTRE STUDIO APARTMENT !!** This modern, spacious one bedroom apartment has been beautifully designed to a high standard and benefits from acoustic double glazed windows throughout. The suspended feature ceiling with remote control LED lighting gives that extra wow factor. The property is situated within just a few minutes walk of the town centre with its array of shops, bars, restaurants and comprises of:- private entrance leading into open plan lounge/dining kitchen area including electric induction hob/oven, extractor, integral fridge freezer, dishwasher and washing machine. Double bedroom is partitioned by slatted room divider, modern bathroom with walk in shower, WC and vanity unit with hand wash basin and heated towel rail. There is a paved courtyard to rear which is shared by one other flat. Electric heating.

**Asking Price £110,000**

## KITCHEN AREA

3m 51cm (11' 6") x 3m 01cm (9' 11") narrowing to 2m 20cm (7' 3")

Blue composite door and uPVC double glazed window to front elevation, wall and base units with under counter LED lights, sink with single drainer and mixer tap, induction hob, electric oven, integral washing machine, dishwasher and fridge freezer, laminate flooring, electric heater.



## LIVING AREA

3m 64cm (11' 11") x 3m 02cm (9' 11")

uPVC double glazed window to front elevation, suspended feature ceiling with remote control LED lighting, electric radiator, grey fitted carpet, TV aerial, power points.



## BEDROOM

3m 41cm (11' 2") x 3m 06cm (10' 0")

Functional slatted room divider, suspended feature ceiling with remote control LED lighting, built in cupboard and curved shelf recess, grey fitted carpet, electric heater, TV aerial socket, power points.



## REAR HALLWAY

1m 80cm (5' 11") x 1m 17cm (3' 10")

uPVC double glazed door to rear elevation, grey fitted carpet and door mat.

## SHOWER ROOM

2m 52cm (8' 3") x 1m 81cm (5' 11")

uPVC double glazed window, white bathroom suite comprising of low level W.C, vanity unit with hand wash basin with mixer tap, double shower cubical with chrome fitted shower, heated towel rail, grey vinyl flooring, shaver socket.



## OUTSIDE

To the rear of the property there is a small courtyard which is shared with downstairs flat next door.

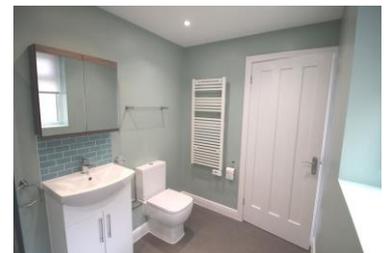
## DISCLAIMER

All electrical appliances are included in the sale. The property is Leasehold (999 years) Ground rent £10 per year No Management charges

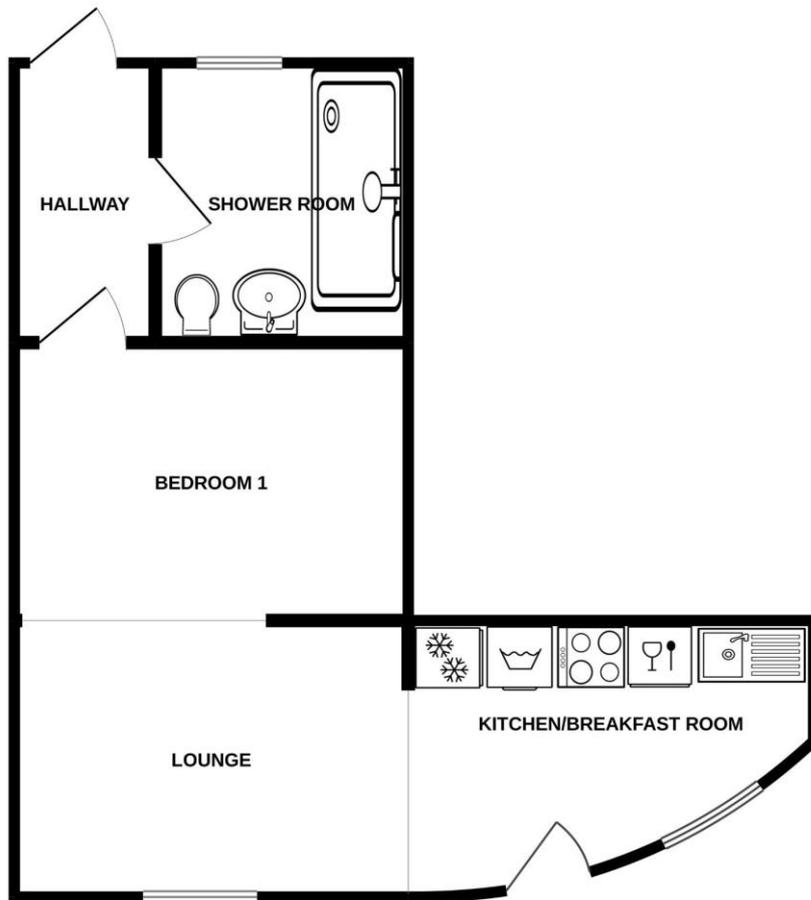


## TENANCY DETAILS

The property is being sold as an investment property as there is a professional tenant still in a fixed term tenancy until 15th October 2022. Monthly rental is £595pcm.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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