





3 Bridgewater House 178, Buxton Road, Macclesfield, Cheshire SK10 1NG

Like so many former Public Houses, The Bridgewater Arms was converted circa 2011 into stylish apartments. The designers of this particular development should be congratulated as there is no doubt they have retained much of the original charm and character intertwined with more modern conveniences to ensure a most comfortable home in which to live. Furthermore, it is within easy walking distance of the town centre and has all its amenities.

Situated on the second floor, the accommodation, which is warmed by gas-fired central heating, comprises a lounge, kitchen and two bedrooms, both with en suites. The decor is fresh and neutral, and prospective purchasers can look forward to moving in with a minimum fuss.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield in an easterly direction on Buxton Road (A537), and immediately before the canal, Bridgewater can be found on the right-hand side on the corner of Union Road. There is a gate fronting onto Buxton Road providing access to flat 3.

Viewing: By appointment with Holden and Prescott 01625 422244

Balcony

Decked area. Doors leading to the kitchen and lounge.

Kitchen

12'7 x 7'4

Single drainer one and a half bowl stainless steel sink unit with mixer tap and base units below. An additional range of matching base and eye level units with contrasting work surfaces and splashbacks. Plumbing for automatic washing machine and dishwasher. Built-in four ring stainless steel gas hob with extractor canopy over. Built-in oven. A Vokera gas central heating and domestic hot water combination boiler. uPVC double glazed window.

Lounge

15'2 x 11'7

Security intercom system. Recessed spotlighting. Access to loft. Double panelled radiator.

Inner Hallway

Bedroom One

15'6 x 10'9

uPVC double glazed windows. Radiator

En-Suite Bathroom

A P-shaped panelled bath thermostatic shower over. Vanity wash hand basin with unit below. Concealed cistern low suite W.C. Recessed spotlighting. Vertical chrome heated towel rail.

Bedroom Two

11'7 x 8'2

uPVC double glazed windows. Radiator

En-Suite Shower Room

Fully tiled shower cubicle with thermostic shower. Vanity wash basin with storage unit below. Concealed cistern low suite W.C. uPVC double glazed window. Vertical chrome heated towel rail.

Cloakroom

Low suite W.C. Vanity wash hand basin with unit below. Tiled splashback. Extractor fan. Recessed spotlighting.

Tenure - Leasehold

999 years from 18/11/1935 with a peppercorn rent 'A token or nominal rent. The name comes from leases where the rent is one peppercorn a year. Other kinds of token or nominal rents, such as £1, or a red rose each year, may also be referred to as peppercorn rents. A peppercorn rent is often found where a premium has been paid for a lease.'

Service Charge

£1320.00. p.a. The charge includes buildings insurance and general upkeep of the communal areas.

£145,000

Second Floor





