





Flat 8, Armoury Towers, Barracks Square, Macclesfield, Cheshire SK11 8HF

Standing at the head of the historic Barracks Square, Armoury Towers is one of the town's most impressive and iconic buildings, being a former army barracks, making it a superb setting for this duplex apartment.

Located on the first floor and incorporating the left hand tower, this is a unique apartment that offers practical yet intriguing accommodation. On the lower level there are two reception rooms with views over the square, a kitchen and a cloakroom, whilst to the first floor there are three good sized bedrooms with the master having an en-suite tucked into the tower. There is also a family bathroom. The lower part of the tower provides private access to the ground floor as well as storage. The apartment is beautifully presented and possesses all the charm one could desire.

The property has a dedicated parking space and there is also visitor's parking in the square. Within the original parade ground there is a landscaped garden.

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 along Park Lane and continue across the first set of traffic lights. Take the third right into Crompton Road and first left into Preston Street West. The property can be found at the far end of the square within the main building known as Armoury Towers.

Viewing: By appointment with Holden and Prescott 01625 422244

Communal Hall

Carpeted with staircase access via a security door.

Private Hall

Intercom system. Coat hooks.

Cloakroom/ W.C.

Low suite W.C. Hand basin with tiled splashback.

Lounge

16'10 x 11'10

Wooden panelling to dado height. Ceiling cornice. Understairs storage cupboard. Spindle balustrade to staircase. T.V. aerial point. Access to the tower. Secondary glazing to leaded mullion windows. Fischer electric storage heater.

Dining Room

13'4 x 9'1

Electric fire set within a period style cast iron surround. Wooden panelling to dado height. Ceiling cornice. T.V. aerial point. Secondary glazing to the leaded mullion windows. Fischer electric storage heater.

Tower

The tower houses a set of original stone spiral steps with exposed brick walls that descend to the ground floor and provide private access. This area also houses two storage cupboards.

Kitchen

14'3 x 5'11

One and a half bowl sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring electric hob and extractor hood over. Space for fridge/freezer. Plumbing for washing machine. Secondary glazing to the leaded mullion windows. Fischer electric storage heater.

First Floor

Landing

Spindle balustrade to the staircase.

Bedroom One

11'11 x 10'7

Exposed wooden beams. Airing cupboard. Exposed purlins. T.V aerial point. Secondary glazing to exposed leaded mullion windows to front and side elevation.

En-Suite

Located within the upper section of the tower, the white suite comprises a fully tiled cubicle with electric shower over, a pedestal wash basin with tiled splashbacks and a low suite W.C. Loft access. Secondary glazing to the leaded stone mullion windows. Electric heater. Chrome heated electric towel rail.

Bedroom Two

10'10 x 9'1

Fitted three piece wardrobes with hanging rail and shelving. Loft access. Secondary glazing to leaded stone mullion window. Fischer electric storage heater.

Bedroom Three

14'8 x 5'11

Exposed purlins. Large fitted wardrobe. Velux window. Fischer electric storage heater.

Bathroom

The white suite comprises a panelled bath with screen and electric shower over, his and hers pedestal wash basins and a low suite W.C. Partially tiled walls. Wall-mounted light. Mirrors and shelving. Fischer electric storage heater.

Outside

Grounds

The Towers stand at the head of the historic Barracks Square, which has a gravelled surface with an attractively designed landscaped centerpiece.

Parking

There is one allocated parking space for apartment 8.

Management Charge

The current management Charge is £125 per calendar month and this includes the building insurance.

£259,950

HOLDEN & PRESCOTT





