





## Apartment 4 The Bridges, Buxton Road, Macclesfield, Cheshire SK10 1FW

Constructed in 2019 and located just outside of the town centre, The Bridges is an award winning development that lies on the picturesque Macclesfield canal. With its convenient location and well-designed layout, this Retirement Village apartment is perfect for those looking for a relaxing haven yet desiring the convenience of urban amenities close by. The Bridges enjoys a range of outstanding facilities such as a lovely, spacious lounge area, a restaurant, hair salon, therapy room with hydro pool, weekly activities/events, a fitness room, allotments, apartment cleaning staff, a manager/reception facility and staff cover 24 hours a day/7 days a week. Additional care facilities can be requested based on individual needs.

Situated on the ground floor, this delightful one-bedroom ground floor retirement apartment comprises an entrance hall, living room, kitchen, utility room, bedroom and bathroom. All rooms have electric heating built into the skirting boards. To the rear of the apartment, double doors lead out on a small patio area that where the outside space can be enjoyed.

The main building is set within well kept, attractive communal grounds with views over the canal and also has the benefit of a residents car park to the front.

For further information on the fully range of facilities etc. please visit:-<https://adlington.co.uk/locations/macclesfield-cheshire>

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 picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is 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

From the station, head up Buxton Road (A537). The bridges can be found on the left hand side before going over the canal bridge.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## **Ground Floor**

### **Secure Communal entrance**

#### **Entrance Hall**

Security door. Intercom system. Recessed spotlighting.

#### **Lounge**

22'07 x 11'03 reducing to 7'03

A living flame electric fire set within a stone effect surround with hearth and mantel. T.V. aerial point. uPVC patio doors opening out onto the grounds.

#### **Kitchen**

9'00 x 7'10

One and a half bowl sink unit with drainer, mixer tap and base units below. An additional range of matching base and eye level units with contrasting work surfaces. Built-in four ring electric hob with extractor hood over. Built-in single oven. Built-in microwave. Built-in fridge freezer. Built-in slimline dishwasher. Recessed spotlighting. Vinyl tiled flooring. uPVC double glazed alarmed window.

#### **Utility**

6'10 x 4'04

Plumbing for automatic washing machine. Space for a tumble dryer. Fitted shelving. Recessed spotlighting. Immersion heater. Electric meter.

#### **Bedroom**

14'06 x 11'03 reducing to 7'00

Fitted wardrobes with hanging rail and shelving. T.V. aerial point. uPVC double glazed windows.

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**Bathroom/Wet Room**

An walk-in Aqualisa shower and additional detachable shower head and screen. Pedestal wash basin with mixer tap. Concealed cistern low suite W.C. Wall-mounted mirrored medicine cabinet. Fully tiled walls. Recessed spotlighting. Chrome heated towel rail.

**Outside Grounds**

To the rear of the apartment is a small patio area which is an ideal place to relax and enjoy the lovely surroundings.

**Management Charge**

There is a service charge of £691.66 per month and payable on resale of the property to Adlington Retirement Living is 2% per year of the property selling price or part year of occupation capped at 10 years, this is referred to as communal facilities fee.

**£239,950**

HOLDEN & PRESCOTT

Ground Floor





