





Flat 4, Barracks Square, Macclesfield, Cheshire SK11 8HF

CASH BUYERS ONLY - This ground floor apartment forms part of an historic Grade II listed building dating back to 1857 when it served as the barracks and parade ground for military personnel. The building has since been converted into a number of separate apartments that offer unique accommodation of great character. This property would make for an excellent buy to let opportunity due to it's close proximity to the town centre and railway station.

The property is accessed via a communal entrance and comprises; a living room, kitchen, double bedroom and bathroom all of which is warmed by a gas fired central heating system.

To the rear there is a small but charming walled courtyard and the property has its own conveniently located parking space.

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 to the left of the main main turreted building.

Viewing: By appointment with Holden and Prescott 01625 422244

Communal Entrance

Ground Floor

Living Room

12'05 x 11'11

Delft shelf. Original mullion window. Double panelled radiator.

Kitchen

12'09 x 5'08

Stainless steel sink unit with drainer and base unit below. An additional range of eye level units with contrasting work surfaces. Gas cooker point. Extractor hood. Fitted shelving to recess. Space for fridge. Plumbing for washing machine. Partially tiled walls. Tiled flooring. Original mullion window. Single panelled radiator. Door leading to rear courtyard.

Store

Built-in storage cupboard. Combination style condensing boiler. Original mullion window.

Bedroom

12'06 x 11'02

Original mullion window. Double panelled radiator. Access to Bathroom.

Bathroom

The white suite comprises; a panelled bath with mixer tap and detachable shower head over a vanity wash hand basin with mixer tap and base unit below and a low suite W.C. set Built-in storage cupboard. Recess spotlighting. uPVC double glazed window. Original mullion window. Double panelled radiator.

Outside



Private Courtyard

To the rear of the property there is a fully enclosed, private courtyard that allows access onto Preston Street West.

Parking

Flat four has an allocated parking space for one vehicle located at the front of the property.

Tenure

Freehold - There's nothing wrong with a freehold flat per se. The problems are down to mortgage lenders. Most of them don't see a freehold flat as good security, a problem to mortgage as well as difficult to sell. In fact, very few lenders will even consider loans against them. The legal issue is because a freehold flat sits within a building you have to rely on your fellow flat-owners to maintain, for example, the roof, the main walls, even the foundations. There isn't usually a clear legal obligation or agreement between everyone to force people to make repairs or keep things in good condition. There isn't even a legal obligation to share the costs of the work that needs to be done. Even if there is, when one freeholder sells their flat there's no legal guarantee that the new owner will agree to do the decent thing. A leasehold, on the other hand, runs with the land so deals with the issue of maintenance and repair via specific covenants.

£110,000

Ground Floor





