







## 11 Brocklehurst Court, Tytherington Drive, Macclesfield, Cheshire SK10 2HD

CASH BUYERS ONLY!! Brocklehurst Court has always been a desirable place to live, and understandably so, with its well-proportioned accommodation in a highly convenient location within a stone's throw of local shops, the Brocklehurst Arms, and local bus services. This apartment is an excellent example, as it is in excellent order and available with No Chain.

External cladding was fitted primarily as insulation in 2013, which also enhanced the external appearance. This was installed under a government grant. Unfortunately, it now has to be removed. This process is currently being undertaken, and the price has been adjusted accordingly to consider the work required to satisfy building insurance requirements.

From a secure entrance, there is a vestibule, lounge, dining area, kitchen, two generous double bedrooms and a shower room. Electric radiators heat the apartment and it also has the benefit of uPVC double glazing. Well-tended communal gardens surround Brocklehurst Court, with residents parking.

Please note that these properties can not be rented.

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, which has 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 Macclesfield, proceed northerly along Beech Lane (A538), proceeding into Manchester Road. At the traffic lights, turn right into Brocklehurst Way, where Brocklehurst Court can be found on the left-hand side.

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

## **Communal Entrance Hall**

Accessed via security intercom system. Staircase to first floor.

## **Private Hallway**

Security intercom telephone system. Ceiling cornice. Walk-in store cupboard. Wall-mounted electric heater.

## **Lounge**

14'11 x 13'3

A living flame electric fire set within an attractive marble fireplace. Ceiling cornice. Dado rail. uPVC double glazed bow window. Wall-mounted electric heater. Archway to the Dining Area.

## **Dining Area**

11'8 x 10'4

Ceiling cornice. Dado rail. uPVC double glazed window. Wall-mounted electric heater.

## **Kitchen**

14'5 x 7'10

Single drainer one and a half bowl stainless steel sink unit with mixer taps and white gloss base units below. An additional range of matching base and eye level units with contrasting work surfaces. Built-in four ring induction hob with stainless steel extractor canopy over. Built-in double oven. Plumbing for automatic dishwasher. Plumbing for automatic washing machine. Partially tiled walls. Telephone point. uPVC double glazed window. Wall-mounted electric heater.

## **Bedroom One**

16'10 x 9'1

A comprehensive range of built-in bedroom furniture including two single wardrobes with central bed recess with storage cupboard over and bedside cabinets. Wall-mounted electric heater.

## **Bedroom Two**

13'0 x 9'5

A comprehensive range of built-in bedroom furniture including wardrobes, beside cabinets and nest of drawers. Ceiling cornice. uPVC double glazed window. Wall-mounted electric heater.

## **Shower Room**

A modern suite comprising a double, fully tiled shower cubicle with thermostatic rainfall shower head and additional shower attachment over, a wash basin set within a large vanity unit with generous storage below and a concealed cistern low suite W.C. Recessed spotlighting. Fully tiled walls. Vertical chrome heated towel rail.

#### **Outside**

The property is set within well-manicured and attractive gardens which include ample parking for the residents' of Brocklehurst Court.

#### **Service Charge**

Currently £268.00 per calendar month. Once the issues with the insurance and cladding are sorted, this is likely to reduce.

#### **Tenure**

Leasehold with a 125-year lease from 1973 with a ground rent of £40.00 per year. The Freehold is owned by the Brocklehurst Court management company.

#### **Notes/Potential Questions**

- 1) The current covering is it cladding or is it render? It is classified by the insurer as Cladding, however it is not one of the three cladding materials that were linked to the Grenfell Report. It is classified as Encapsulated Insulation, it carries a B1 safety rating for EWS. The government state that it is Fit for purpose on buildings of U11m and is still being fitted to properties up and down the country. The Insurers see it as a flammable product that carries a risk against Total loss
- 2) Is it flammable? The polystyrene under the render is flammable as all polystyrene is however as part of the total fit, ie encapsulation, render top skin as mentioned it carries a B1 Fire rating
- 3) Is there a timescale for works for the covering to be removed? Currently eighteen months into a four year plan to remove the cladding, the cost at the time of investigation was £108,000 to remove. This money is being collected over four years via the inflated Service charge
- 4) There are no Building regulations to satisfy
- 5) At the core of it the insurers have stipulated that the cladding needs to be removed as a caveat of continued insurance albeit at a massively inflated premium than its previous level. So it is the increased insurance costs and the collection of monies to remove that are the main reason for the increased service charge.

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**£125,000**

First Floor







