





62, Westminster Road, Macclesfield, Cheshire SK10 3AJ

Beautifully presented ground floor apartment which provides spacious accommodation throughout. The property is ideal for a single person or couple and is ideally located being within walking distance of local shops, a supermarket, West Park, the River Bollin Countryside Walk and a local bus stop.

Situated within a block of 12 apartments, the property has a front southerly aspect and is not overlooked to the front and rear.

Accessed via a secure video entry system, the accommodation comprises an entrance hall which leads to a generously sized living room, kitchen, a spacious double bedroom and a bathroom. Double glazing and gas central heating is installed. Television aerial and satellite point, high speed broadband connection is available. The apartment also has the benefit of an outdoor store which has space for two full sized bikes as well as the option to rent a garage to the rear.

Domestic pets are allowed.

Externally, There is a shared courtyard and residents parking.

Available with no onward chain.

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 Cumberland Street turning right at the roundabout into Westminster Road. Continue beyond the turning into Abbey Road, where the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with double glazed panel. Ceiling cornice. Coat hooks. Large storage cupboard with shelving housing the Vaillant combination style condensing boiler. Single panelled radiator.

Lounge

14'4 x 11'1

T.V. aerial point. uPVC double glazed window. Single panelled radiator.

Kitchen

9'11 x 7'0

Stainless steel sink unit with base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Electric and gas cooker points. Space for a fridge/freezer. Plumbing for a washing machine. Extractor fan. uPVC double glazed window. Single panelled radiator.

Bedroom

11'1 x 11'1

uPVC double glazed window. Single panelled radiator.

Bathroom

The suite comprises a panelled bath with electric shower over. a pedestal wash basin with tiled splashbacks and a low suite W.C. Partially tiled walls. Extractor fan. uPVC double glazed window. single panelled radiator.

Outside

Store

4'7 x 2'8



Gardens/ Residents Parking

The apartment enjoys a shared courtyard garden and communal parking beyond a secure gate that is accessed by the use of a fob. To the front of the property there is a lawned garden enclosed by wrought-iron railings.

Management Charge

£48.86 Service charge statement is usually issued 31 March annually.

Service charge includes - Communal electricity, grounds maintenance, caretaking, communal cleaning, communal window cleaning, legionella water flushing, door entry service, refuge chute service, emergency light testing, fire risk assessment, communal repairs, examination fee, buildings insurance, management fee.

Additional Information

The flat benefits from Council Tax Band A as well as an Energy Performance Certificate rating of a C.

£109,950

HOLDEN & PRESCOTT

Ground Floor





