





25 Richmond House Kensington Square, Macclesfield, Cheshire SK10 3GE

This is a most attractive apartment which is situated within beautiful park grounds. This building was converted in 2008 and, as a listed building, the property still has many excellent features including the 10' sash windows and 13' high ceilings.

No 25. is a ground floor apartment approached via a secure communal entrance. The accommodation comprises a private hall, 23' living room, a tastefully appointed kitchen, two double bedrooms, one of which has en suite shower room, and then a separate shower room. Both the shower rooms have been recently fitted to a high standard. The apartment has been refurbished by the current owners with the emphasis on additional storage. The property has gas central heating and double glazing.

The apartment has two designated parking spaces and overlooks well tended gardens.

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 bearing right at the roundabout into Prestbury Road. At the next mini roundabout take the first exit into Victoria Road and the first turning on the left hand side into Pavillion Way. Proceed past the clock tower bearing left. Follow the road round turning left into Kensington Square. Richmond House can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Communal Hall

Approached via a security door, a carpeted communal hall and staircase to the first floor.

Ground Floor

Private Hall

Downlighting. Cloaks/storage cupboard with shelving and hanging rail. Cupboard with shelving housing a combination style condensing boiler. Double panelled radiator.

Living Room

23'8 x 18'9 in to the bay

T.V. Aerial point. Wall light points. Double glazed sash windows to bay. Double glazed sash window to side elevation.

Two double panelled radiators to bay. Two single panelled radiators.

Kitchen

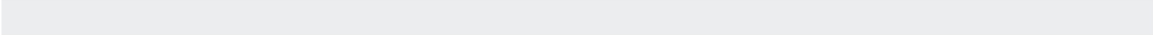
16'1 x 8'8 reducing to 7'5

Single drainer sink unit with mixer tap and base cupboard below. A range of base and eye level cupboards which incorporates various innovative larder style storage cupboards. Contrasting work surfaces and decorative tiled splashbacks. Integrated Smeg single oven and microwave. Five ring Neff induction hob with extractor hood over. Integrated double size freezer. Integrated fridge. Cupboard housing plumbing for washing machine. Cupboard with space for tumble dryer. Downlighting. Double glazed sash window. Double panelled radiator.

Bedroom One

14'10 x 11'1

There is a range of fitted bedroom furniture comprising floor to ceiling wardrobes with hanging rails and shelving providing generous storage, matching dressing table and bedside cabinets. Downlighting. Double glazed sash window. Double panelled radiator.



En-Suite Shower Room

Suite comprising a walk-in shower cubicle with thermostatic shower over, vanity hand basin with a mixer tap and low suite W.C. with a concealed cistern. Matching base and eye level storage cupboards. Extractor fan. Downlighting. Fully tiled walls. Tiled floor. Chrome heated towel rail.

Bedroom Two

12'7 x 8'11 reducing to 9'11

Floor to ceiling fitted wardrobes with hanging rail and shelving. Double glazed sash window. Double panelled radiator.

Shower Room

White suite comprising a walk-in shower cubicle with thermostatic shower over, vanity hand basin with mixer taps and drawers below and a low suite W.C. Wall mounted mirrored bathroom cabinet. Extractor fan. Downlighting. Fully tiled walls. Lagoon teak ship deck flooring. Chrome heated towel rail.

Outside

Parking

The apartment has two designated parking spaces.

Communal Gardens

The apartment block is set within beautifully maintained communal gardens. The current vendors of the property have permission from the Management company to maintain certain areas so to make the best of the garden space for themselves.

Management Charge

£481 per quarter - reviewed by the management company when required.

£299,950

HOLDEN & PRESCOTT

