







## 7 Sandringham House Kensington Square, Macclesfield, Cheshire SK10 3GE

Sandringham House is a handsome grade II listed building set within beautiful landscaped gardens and converted by Jones Homes as part of a Prestige development centred around the historic clock tower. This particular apartment offers a bright and airy living space accented by large and attractive sash windows.

Located on the first floor, the accommodation comprises; an entrance hall, living room, lounge, a master bedroom with an en-suite, a further double bedroom, and a separate bathroom. The property benefits from gas fired central heating.

Sandringham house is surrounded by well-tended gardens and there is a designated parking space for apartment 7 with additional visitor parking in place. Included within the sale is a brick-built garage that is ideal for storage or additional parking.

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 Pavilion Way. Proceed past the clock tower bearing left. Follow the road round turning left into Kensington Square. Sandringham house can be found on the left hand side.

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

**Communal Entrance**

Security intercom system.

**First Floor****Entrance Hall**

Security intercom system. Built-in storage cupboard. Additional cupboard with shelving housing the combination condensing boiler. Recessed spotlighting. Double panelled radiator.

**Living Room**

21'11 x 21'09

Exposed wooden ceiling beams. Sash windows. Wall light points. Double panelled radiators.

**Kitchen**

10'03 x 9'06

Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces over. Integrated four ring gas hob with extractor hood over. Integrated dishwasher. Plumbing for automatic washing machine. Partially tiled walls. Recessed spotlighting. Sash windows. Double panelled radiator.

**Bedroom One**

T.V. aerial point. Recessed spotlighting. Sash window. double panelled radiators.

**En-suite**

The white suite comprises a cubicle with thermostatic shower over and a combined wash basin and W.C. within a vanity storage unit. Extractor fan. Recessed spotlighting. Double panelled radiator.

**Bedroom Two**

Recessed spotlighting. Sash windows. Double panelled radiator.

**Bathroom**

The newly fitted white suite comprises a panelled bath with mixer tap, a pedestal wash basin with mixer tap and a low suite W.C. Fully tiled walls. Extractor fan. Recessed spotlighting. Double panelled radiator.

**Outside****Garage**

Up and over door.

**Parking**

The apartment has one allocated parking space as well as additional visitor parking.

**Management Charge**

There is an annual management charge of £2080.00 paid quarterly to the management company.

**£285,000**

HOLDEN & PRESCOTT





