





12 Simpsons Court Great King Street, Macclesfield, Cheshire SK11 6PX

Simpsons Court is a retirement apartment for the over 60's, which has a very central location, being just a few minutes walk of the town centre. For those who drive, there is also residents' car parking.

Approached via a secure entrance on Pierce Street, the accommodation comprises an entrance hall, living room, kitchen, two bedrooms and a bathroom. The apartment benefits from uPVC double glazed windows and electric heating throughout. The property is well presented with it's spacious rooms, but requires some redecorating.

For £67,500 a buyer will acquire 70% of the equity with the Housing Association retaining a 30% share. There is no rent to pay, however there is a management charge of £123.00 per month. The buyer's eligibility will need to be approved by the Housing Association

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.

From Jordangate proceed up Hibel Road bearing left at the roundabout into Churchill Way. Take the second turning on the right hand side into Great King Street. Continue across the junction where Simpsons Court can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Communal Entrance

First Floor

Entrance Hall

Ceiling cornice. Security intercom system. Built-in cupboard. Airing cupboard housing the hot water cylinder. Electric storage heater.

Living Room

14'10 x 9'06

Ceiling cornice. T.V. aerial point. uPVC double glazed windows to two elevations. Electric storage heater.

Kitchen

11'06 x 4'11

Stainless steel sink unit with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces over. Integrated single oven. Integrated four ring induction hob with extractor hood over. Integrated fridge/freezer. Integrated slimline dishwasher. Extractor fan. uPVC double glazed window.

Bedroom One

15'11 x 8'10

uPVC double glazed window. Electric storage heater.

Bedroom Two

11'06 x 6'06

Ceiling cornice. uPVC double glazed window. Electric storage heater.



Bathroom

The white suite comprises a panelled bath with cenral mixer tap and electric Mira shower over, a pedestal wash basin with mixer tap and a low suite W.C. Fully tiled walls. Extractor fan.

Outside

Parking

There is parking for the residents of Simpsons Court.

Management Charge

We have been advised that the management charge is £123.88 PCM . Ground rent is not payable on the property. For a breakdown and for further information please contact Holden and Prescott.

£67,500

HOLDEN & PRESCOTT

First Floor





