





## 2 The Lofts, Pickford Street, Macclesfield, Cheshire SK11 6JD

This loft style apartment is located on the second floor of a converted mill which has a very central location close to a wide range of bars, restaurants, shops and the bus and railway station.

Designed to replicate fashionable apartments found within Manchester, this apartment has an 'urban' feel and will appeal to those looking for a stylish yet conveniently placed home. In brief there is an impressive 16' x 16' lounge/dining room, kitchen, bedroom and a tastefully fitted bathroom. The apartment is double glazed and is warmed by gas central heating.

To the front of Marlborough Court there is an attractive enclosed flagged Courtyard.

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 from our office towards the railway station turning right onto Sunderland Street. At the first lights turn right onto Pickford Street and Marlborough Court can be found on the left hand side.

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

**First Floor**

Approached by stone steps and a pathway.

**Lounge/Dining Room**

16'5 x 16'2

Solid wood front door. Downlighting. Karndean flooring. Double glazed windows. Double panelled radiator.

**Kitchen**

9'2 x 7'0

Single drainer stainless steel sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Integrated fridge/freezer. Integrated washing machine. Downlighting. Tiled flooring. uPVC double glazed windows. Single panelled radiator.

**Bedroom One**

13'8 x 11'1

Large storage cupboard housing the combination condensing boiler. uPVC double glazed windows. Double panelled radiator.

**Bathroom**

The white suite comprises a panelled bath with mixer tap, screen and shower over, a wash hand basin with mixer tap and vanity storage cupboard below and a low suite W.C. Extractor fan. Partially tiled walls. Tiled flooring. Chrome heated towel rail.

**Outside****Parking/ Communal Courtyard**

There are no designated parking spaces for residents. The carpark operates on a first come first served basis.

**Management Charge**

There is a monthly management fee of £63.28 per calendar month.

**£110,000**

**HOLDEN & PRESCOTT**

## Ground Floor







