







## 16, The Uplands, Macclesfield, Cheshire SK11 8WG

This spacious, beautifully designed ground floor apartment is situated within the 'Uplands' development which comprises a selection of high quality homes in a parkland setting. The apartment has its own front door and is elegant, light and spacious with pleasant views from a generously proportioned living room and the bedrooms. In addition there is a hall, dining kitchen, two bedrooms and a bathroom. Heating is by way of low tariff slim line electric storage heaters and there is uPVC double glazing. The property has its own allocated parking space and there is parking for visitors to the development.

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. At the Spire Regency roundabout, take the third exit onto Chester Road. Proceed to the next roundabout and turn right into Bishopton Drive. Take the next right. And right again. Proceed straight on and having parked in the far carpark, walk back to the building and the front door for number 16 can be seen.

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

## Ground Floor

### Entrance Vestibule

Composite front door with decorative double glazed panels. Tiled floor. Ceiling cornice. Coat hooks.

### Entrance Hall

Floor to ceiling cloaks cupboard with hanging rail and shelving. Airing cupboard housing the pressurises hot water cylinder. Ceiling cornice. Slimline electric storage heater.

### Living Room

14'7" x 14'6"

Electric fire set within a marble surround with matching hearth and mantel. Four wall light points. T.V. aerial point. Ceiling cornice. Two uPVC double glazed double doors opening onto the gardens. Slimline electric storage heater.

### Dining Kitchen

13'8" x 8'7"

One and a half bowl sink unit with mixer tap and base cupboards below. An additional range of matching base and eye level cupboards in cream with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring ceramic hob and extractor hood over. Integrated fridge and freezer. Plumbing for washing machine. Space for a tumble dryer. Ceiling cornice. Tiled floor. LED downlighting. T.V. aerial point. uPVC double glazed windows to two elevations. Slimline electric storage heater.

### Bedroom One

11'8" x 10'1"

A range of built-in wardrobes with matching dressing table and bedside cabinets. Ceiling cornice. T.V. aerial point. uPVC double glazed window. Slimline electric storage heaters.



### **Bedroom Two**

11'7" x 7'0"

Built-in double wardrobe. Ceiling cornice. T.V. aerial point. uPVC double glazed window. Slimline electric storage heater.

### **Bathroom**

The suite comprises a fully tiled walk-in cubicle with thermostatic shower over a vanity wash basin and a low suite W.C. with concealed cistern. Wall-mounted cabinets. Shaver point. Extractor fan. Downlighting. uPVC double glazed window. Slimline electric storage heater.

### **Outside**

#### **Communal Gardens**

The Uplands is set within beautifully landscaped parkland gardens which are maintained through the Management Charge.

#### **Parking**

The apartment has a conveniently located designated parking space. Additional visitor spaces are also available.

#### **Management Charge**

The management charge is £420 per quarter, which includes building insurance and the maintenance and cleaning of all communal areas and grounds.

#### **Tenure**

Leasehold with a 999 year lease from 01/01/2001 with a ground rent of £173 per year

**£179,950**

HOLDEN & PRESCOTT







