



2 The Towers Pavilion Way, Macclesfield, Cheshire, SK10 3LT

This superbly appointed and spacious ground floor apartment occupies a prime position within the clock tower itself and located on the ever popular development off Victoria Road. The apartment forms part of the conversion by reputable local house builders Messrs Jones Homes. This is a beautiful apartment which now combines character features such as high ceilings and beautiful windows. This elegant apartment comprises; a stunning communal hallway, private hallway, open plan living/dining kitchen, two bedrooms and a modern bathroom. The accommodation is warmed by a gas fired central heating and benefits from double glazed windows. Outside there are well tended communal grounds with private and allocated parking spaces.

£195,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

Proceed away from Macclesfield Town Centre along Victoria Road, after passing the hospital and the cricket ground on the left hand side, turn left onto

Pavilion Way. Continuing round to the right, where the property will be found in the clock tower itself.

Communal Hallway

Stunning communal hallway featuring high ceilings and beautiful tiled floor.

Private Hallway

Security intercom. Built-in linen cupboard and double panelled doors opening to the built-in cloaks cupboard. High ceilings. LVT flooring. Radiator.

Open Plan Living/Dining Kitchen

Living Area

15'10 x 10'10

Delightful living room, elegantly presented with two feature double glazed windows. High ceilings. LVT flooring. Two radiators. TV ariel point.

Kitchen

10'10 x 9

Fitted with a stylish range of base units with quartz work surfaces over and matching wall mounted cupboards. Underhung stainless steel sink unit with mixer tap. Integrated fridge/freezer with matching cupboard fronts. Four ring

induction hob with concealed extractor hood over. Built in oven. Space for a washing machine and tumble dryer. The large breakfast bar separating the kitchen area from the living area comes with a stool recess. High ceilings. LVT flooring.

Bedroom One

13'0 x 11'3

Spacious master bedroom. Two double glazed window. High ceilings. LVT flooring. Two radiators.

Bedroom Two

11'3 x 7'8

Good size second bedroom. Double glazed window. LVT flooring. Radiator.

Bathroom

Fitted with a modern white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin. Part tiled walls. Chrome ladder style radiator. LVT flooring.

Outside

Communal Gardens & Parking

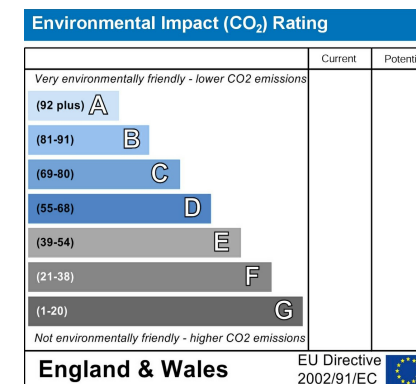
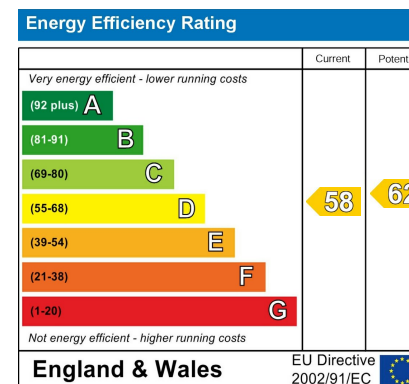
Externally the development lies within well-tended communal gardens, which are laid predominately to lawn and interspersed with specimen trees and shrubs, in addition there are a number of car parking spaces providing residents and visitor parking.

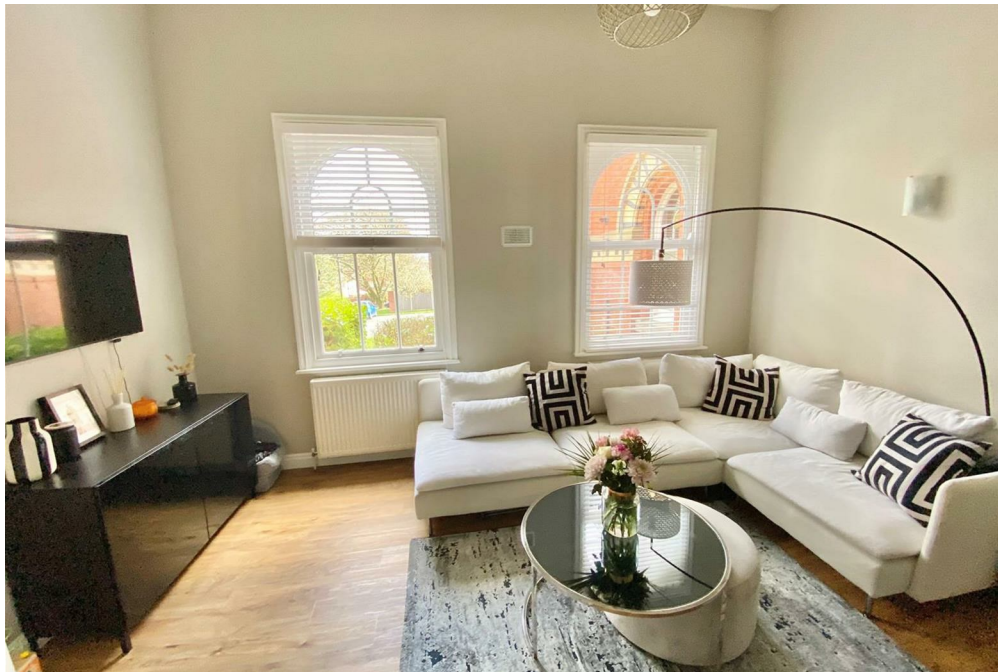
Tenure

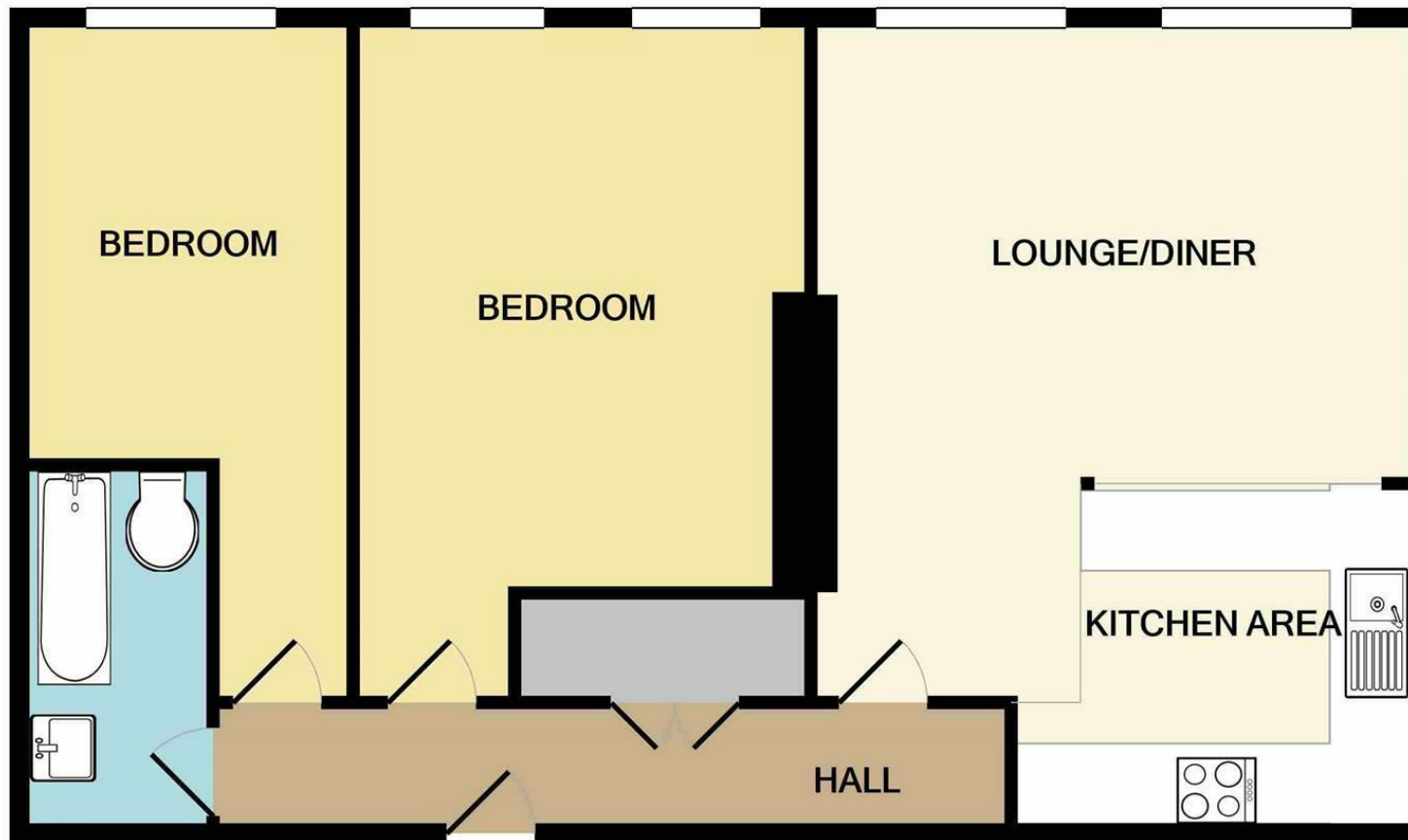
The vendor has advised that the property is Leasehold. The management fee is £150.00 PCM and the ground rent is £80.00 PA. The lease was 125 years, starting from 1 Jan 1998

We also believe that the council tax band is C.

We would advise any prospective buyer to confirm these details with their legal representative.







Measurements are approximate. Not to scale. Illustrative purposes only
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