



**jordan fishwick**

FLAT 1 ARMOURY TOWERS BARRACKS SQUARE  
MAGGERSFIELD CV44 6UE  
**£199,950**



## FLAT 1 ARMOURY TOWERS BARRACKS SQUARE MACCLESFIELD SK11 8HF

**\*\* NO ONWARD CHAIN \*\*** An iconic Grade 2 listed building dating back to 1857 and forming part of an attractive building that has been beautifully converted to create a number of unique apartments. This charming two bedroom ground floor apartment is filled with character and offers good accommodation to suit range of purchasers. Conveniently located with only a short walk from the train station, town centre and all local amenities with residents off road parking and communal grounds. This elegant apartment comprises in brief; communal hallway, study and well presented living area which opens to the dining kitchen. An inner hallway allows access to a WC and two double bedrooms both with en-suite facilities. There is the communal courtyard in the centre of the square with garden area, the communal terrace of the building itself, and a private covered terrace at the front outside the doors from the living room. At the rear there is a private yard area accessed from the patio doors in the bedroom. To the front there is residents and visitors parking.

### 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

Leave Macclesfield along Park Lane, continue through the traffic lights at the junction with Bond Street and then take the third turning on the right onto Crompton Road. Take the first left onto Preston Street West and first right onto Barracks Square.

### Communal Hall

An attractive stone archway with access to the communal hallway.

### Reception Hall/Study

10'5 x 8'1  
Attractive leaded window to the front aspect. Security intercom. High ceiling. Dado rails. Ceiling coving. Electric heater.

### Living Room

16'10 x 11'10  
Well presented bright and airy living room with attractive leaded window to the front aspect. Feature fireplace and surround. Double leaded doors opening to the pleasant courtyard seating area. Built in storage cupboard. Dado rails. Ceiling coving. Electric heater.

### Dining Room

14'2 x 8'3  
Ample space for a dining table and chairs. Dado rails. Electric heater.

### Kitchen

14'5 x 7'5  
Large open plan kitchen fitted with a range of base units with work surfaces over and matching wall mounted cupboards with under lighting. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring electric hob with concealed extractor hood over. Built in double oven. Space for a washing machine, tumble dryer, fridge and freezer.

### Inner Hall

Access to the WC and two double bedrooms. Airing cupboard housing the hot water tank. Ceiling coving.

### WC

Low level WC and wash hand basin.

### Bedroom One

11'7 x 9'7 max  
Decorated in neutral colours and fitted with a range of wardrobes. Double glazed French doors opening out to the communal area. Electric heater.

### En-Suite Bathroom

Fitted with a white suite comprising; panelled bath with shower fittings off the taps and electric shower over, push button low level WC and vanity wash hand basin. Tiled floor and walls. Under floor heating. Recessed ceiling spotlights. Access to the loft space.

### Bedroom Two

9'8 x 8'6  
Double bedroom with window to the rear aspect. Built in storage cupboard. Electric heater.

### En-Suite Shower Room

En-suite shower room fitted with a large shower cubicle low level WC and pedestal wash hand basin. Part tiled walls. Electric heater.

### Outside

There is the communal courtyard in the centre of the square with garden area, the communal terrace of the building itself, and a private covered terrace at the front outside the doors from the living room. At the rear there is a private yard area accessed from the patio doors in the bedroom.

### Parking

The property comes with one allocated parking space as well as visitors spaces.

### Tenure

The vendor has advised us that the property is Leasehold with a lease of 999 years from 1 January 1990, with a cost of the £20 per year for the ground rent and £125 per month for the service charge. The vendor has also advised us that the property is council tax band A. We would recommend any prospective buyer to confirm these details with their legal representative.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	47	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	