



# Flat 3 York Gate York Street, Macclesfield, SK10 1GG

**\*\* NO ONWARD CHAIN \*\*** This ground floor apartment forms part of a purpose built development by Messrs Persimmon Homes, enjoying a convenient position within a short stroll from the town centre, Victoria Park and the train station The accommodation is both well presented and neutral in decor. In brief the property comprises; communal entrance hall, private entrance hall, living room, breakfast kitchen, two double bedrooms (master with en-suite wet room) and a brand new stylish bathroom fitted with a white suite and separate shower cubicle. Externally, The property is accessed via a secure entrance and externally there are well tended gardens which are maintained by the management company along with a designated parking space for the apartment.

## £189,950

### 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

From our office proceed down the hill toward the train station, turn left and proceed under the railway bridge, through the traffic lights, proceeding straight

across The Silk Road onto Buxton Road. Ascend the hill past Arighi Bianchi, taking the next left onto York Street. The 'York gate' apartments can be identified as you turn the corner on the left hand side approx 200 yards along.

#### Communal Hall

Intercom entry system. Stairs to all floors.

#### Private Hall

Intercom entry system. Radiator.

#### Living Room

14'0 x 13'0

Bright and airy living room with two double glazed windows. Electric fire and surround. Ceiling coving. Radiator.

#### Dining Kitchen

13'10 x 10'6

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and double oven below. Integrated washer/dryer. Space for a fridge/freezer. Wall

mounted Vaillant boiler in cupboard. Two double glazed windows. Radiator. Space for a small table and chairs.

### Bedroom One

11'3 x 10'0

Double bedroom fitted with mirror fronted floor to ceiling wardrobe. Radiator.

### En-suite Wet Room

Walk in shower, low level WC and wash hand basin. Double glazed window. Radiator.

### Bedroom Two

10'1 x 9'2

Double bedroom fitted with mirror fronted floor to ceiling wardrobe. Double glazed window. Radiator.

### Stylish Bathroom

Brand new bathroom suite fitted with a panelled bath, separate shower, push button low level WC and vanity wash hand basin. Part tiled walls. Electric shaver point. Radiator.

### Outside

### Allocated Parking

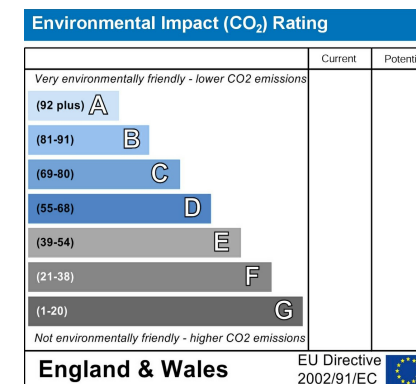
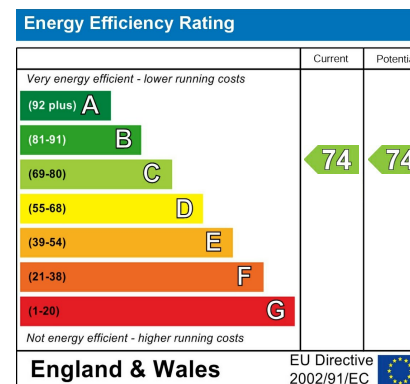
The property comes with one allocated parking space.

### Tenure

The Vendor informs us that the property is Leasehold and that the lease is 999 from 24 June 2001. The ground Rent and management charge combined is £1069 every six months.

The vendor has also advised us that the property is council tax band D.

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





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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