



6 Rochester House Pavilion Way, Macclesfield, Cheshire, SK10 3LX

**** NO ONWARD CHAIN **** A well presented, two double bedroom, first floor apartment constructed by the highly acclaimed 'Jones Homes' in the ever popular 'Pavilions' development off Victoria Road. The spacious accommodation is decorated in neutral colours and warmed by gas fired central heating and benefits from UPVC double glazing. Communal entrance hall, private entrance lobby, entrance hall, generous bay fronted living room with feature bay window, fitted dining kitchen, two double bedrooms and a bathroom with a white suite. Outside there are well tended communal grounds and two allocated parking spaces.

£175,000

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

Leaving Macclesfield along Victoria Road and continuing past the hospital, Pavilion Way can be found on the left hand side with Rochester House being found after a short distance on the left, with parking available opposite.

Communal Hall

Security intercom. Individually locked letter boxes for each apartment. Stairs leading to the upper floors.

First Floor Landing

Private Entrance Lobby

Radiator.

Hallway

Security phone. Double opening panelled doors to a built in cloaks cupboard with overhead storage space. Doors off to the living room, bathroom and bedrooms.

Bay Fronted Living Room

20'0" x 11'0"

Decorated in neutral colours with a UPVC double glazed bay window to the front aspect with views over the mature and well tended communal grounds. Radiator, Television point. Door off to the dining kitchen. Door to hallway.

Dining Kitchen

12'4" x 8'3"

Fitted with a range of base and wall mounted units with roll edged work surfaces over and tiled splash backs. Inset single drainer stainless steel sink unit with mixer tap. Built in oven with four-ring gas hob and concealed extractor hood over. Space for upright fridge/freezer. Plumbing and recess for a washing machine. Radiator. Wall mounted gas fired central heating boiler. UPVC double glazed window to the rear aspect.

Bedroom One

12'8" x 12'0"

UPVC double glazed window to the front aspect. Radiator. Television and telephone points. Panelled door.

Bedroom Two

10'0" x 9'0"

UPVC double glazed window to the rear aspect. Radiator. Television point.

Bathroom

Fitted with a modern white suite comprising: - Panelled bath with electric shower unit over and tiled surround. Low-level WC. Pedestal wash hand basin with tiled splash back. Recessed ceiling spotlights. Radiator. Extractor fan. Panelled door to the built in airing cupboard with electric immersion heater within the lagged hot water cylinder and linen space. UPVC double-glazed patterned glass window to the rear aspect.

Outside

There are well tended and established communal grounds.

Allocated Parking

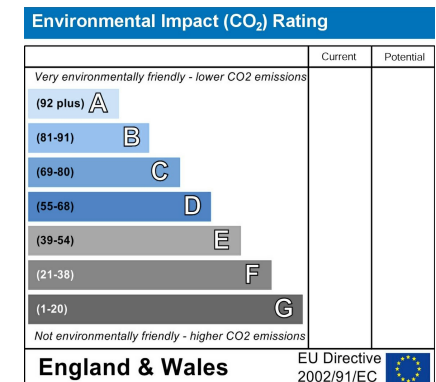
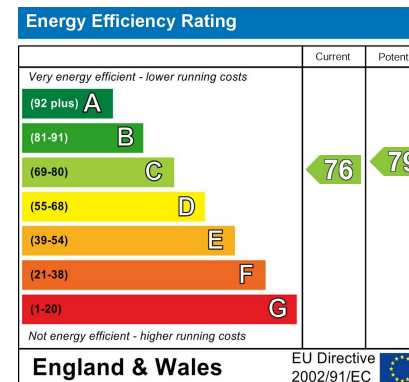
This particular apartment benefits from two allocated parking spaces.

TENURE

The vendor has advised that the property is Leasehold and that the term is 125 years from 1998. We also believe the council tax band to be C.

We have been advised that the ground rent is £95 per year and the management fee is £430 per quarter.

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





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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