





# Apt 2, Nuneham, 41 Victoria Road, Macclesfield, Cheshire, SK10 3FS

**\*\* GROUND FLOOR APARTMENT \*\*** An exclusive development of luxury apartments in one of Macclesfield's most desirable areas, on Victoria Road, close to West park, Macclesfield general hospital and the town centre. This particular apartment is located on the ground floor and in brief comprises: communal hallway, private entrance hall, elegantly presented living room, fitted kitchen, two good size bedrooms with en-suite facilities to the master bedroom and bathroom fitted with a white suite. Outside there are well tended communal grounds and one allocated parking space as well as visitor spaces.

## £229,500

### 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 out of Macclesfield along Prestbury Road and at the mini roundabout bear left onto Victoria Road, passing the hospital on the left hand side. After a short distance, this particular development can then be found on the right.

#### Communal Hallway

Security intercom. Lift and staircase to all floors. Post box for each apartment.

#### Private Entrance Hallway

Security intercom. Built cloak cupboard and additional spacious walk in storage cupboard.

#### Living Room

17'1 x 11'4

Elegantly presented with a feature panelled wall and two double glazed windows to the rear aspect. Three radiators.

#### Kitchen

9'5 x 9'1

Fitted with a range of base units with work surfaces over and matching wall mounted units. Tiled splash backs. Inset stainless steel sink unit with mixer tap and drainer. Four ring electric hob with contemporary extractor hood over and oven below. Integrated fridge/freezer and dishwasher all with matching cupboard fronts. Worcester boiler within cupboard. Double glazed window to the side aspect. Radiator.

### Bedroom One

15'4 x 10'0

Double bedroom with double glazed window to the rear aspect. Radiator.

### En-Suite Shower Room

Fitted with a shower enclosure, push button low level WC and vanity wash hand basin. Part tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator.

### Bedroom Two

15'4 x 7'7

Double bedroom with double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower above and screen to the side, low level WC with concealed cistern and vanity wash hand basin. Part tiled walls. Recessed ceiling spotlights. Ladder style radiator.

### Outside

### Parking

One allocated parking space as well as visitor spaces.

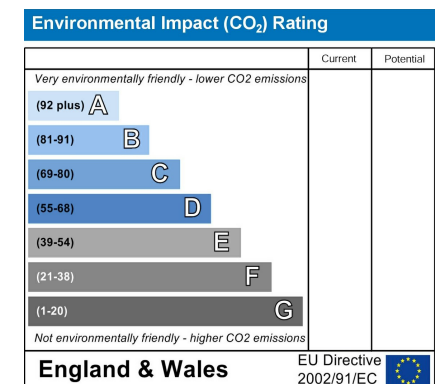
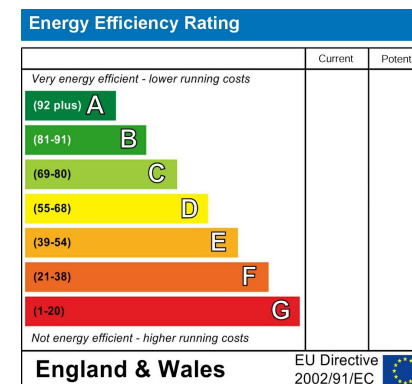
### Tenure

We are advised by the vendor that the property is Leasehold with a lease of 201 years from 24th June 2025 with a ground rent and service charges £1860 PA. We have also been advised that the council tax is band C.

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

### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.









## GROUND FLOOR



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