



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Flat 7 St Albans Place, 35, Chester Road, Macclesfield, SK11 8DJ

A well balanced two bedroom apartment forming part of an historic Macclesfield building, close to the town centre with private parking.

**Guide Price £155,000**

Forming part of this charming stone constructed building, the apartment offers the discerning purchaser a well balanced home ready for immediate occupation. The property is located on the second floor. The accommodation briefly comprises an entrance hall, lounge with access to a mezzanine floor, opening through to breakfast kitchen, two good sized bedrooms and two bathrooms ( one en-suite ). A gas fired central heating system has been installed.

There is private parking situated at the rear of the property.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

Directions:

From the roundabout adjacent to the Regency Hospital bear left into Chester Road, passing St Albans Church where St Albans place can be found on the right hand side with access to the parking off Great Queen Street.

## **ACCOMMODATION**

### **COMMUNAL STAIRS TO THE SECOND FLOOR**

## **PRIVATE ACCOMMODATION**

### **ENTRANCE HALL**

With radiator, exposed A frame beam.

### **LOUNGE 11'9 x 11'1**

With radiator, feature fireplace and hearth with living flame gas fire, exposed A frame beam, access to mezzanine floor, opening through to:

### **BREAKFAST KITCHEN 14'5 x 6'4**

With Shaker style units including base cupboards and drawers, wall cupboards and worktops, stainless steel sink unit, plumbing for washing machine, four ring gas hob with extractor fan, double oven/grill, dishwasher, part tiled walls.

### **BEDROOM ONE 9'5 x 7'2**

With radiator.

### **EN-SUITE**

With low level WC, pedestal wash hand basin, shower, radiator/towel rail, part tiled walls.

### **BEDROOM TWO 9'3 x 8'1**

With radiator.

### **BATHROOM/WC**

With panelled bath with overhead shower, low level WC, pedestal wash hand basin, radiator, part tiled walls.

## OUTSIDE

## PRIVATE PARKING

## TENURE

We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

## POSSESSION

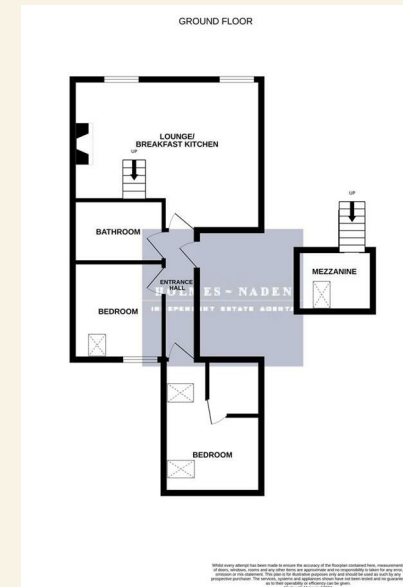
Vacant possession upon completion.

## VIEWINGS

Strictly by appointment through the Agents.

## COUNCIL TAX

BAND A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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