



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

7, Windsor House,

Knightsbridge Square, Macclesfield, Cheshire, SK10 3GF

A magnificent opportunity to acquire one of the largest and more prestigious first floor apartment with lift access, forming part of a beautiful historic building in a quiet cul-de-sac location.

Guide Price £308,000

Forming part of an historic building, this beautiful and prestigious apartment offers the discerning purchaser a larger than average home, located in a quiet cul-de-sac location yet within easy reach of all amenities that Macclesfield has to offer including the train station with direct access to Manchester and London. The communal areas are beautifully presented and the apartment is accessed either by a staircase or elevator. The private accommodation briefly comprises 14 foot reception hall (excluding inner hall), 21 foot drawing room with beautiful tall windows with plantation shutters, bespoke contemporary kitchen with an abundance of built in appliances, two double bedrooms, two well appointed bathrooms (one en-suite). A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the size , space and quality of this wonderful apartment.

There are well maintained communal gardens laid mainly down to lawn with flower stocked borders, shrubs and mature trees. The apartment has private off road parking and easy access to the privately owned garage.

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 our Prestbury Office proceed up Macclesfield Road passing Prestbury Golf Club to the roundabout. Bear left then right at the next roundabout into Priory Lane. Bear left at the main roundabout adjacent to the Villas Development into Victoria Road. After a short distance bear right into Pavilion Way and continue for approximately 500 yards where Windsor House can be found on the left hand side with parking immediately adjacent.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With stairs to both floors and elevator.

PRIVATE ACCOMMODATION

RECEPTION HALL 14'6 x 8'10 (overall)

With large cloaks cupboard, radiator, access to inner hall with walk in store cupboard with pressure hot water cylinder.

DRAWING ROOM 21'10 x 21'8

With three radiators, plantation shutters, high ceilings, dining area.

KITCHEN 10'1 x 9'9 (overall)

With bespoke contemporary units including base cupboards and drawers, wall cupboards and Corian worktops, combination microwave oven, oven/grill, four ring ceramic hob with extractor hood over, fridge and freezer, one and a half bowl sink unit, waste disposal, Quooker tap with boiling water, dishwasher, washer dryer, combi gas boiler.

BEDROOM ONE 15'2 x 10'7 (plus large recess)

Two radiators, plantation shutters.

EN-SUITE

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

BEDROOM TWO 20'4 (narrowing down to 15') x 9'8

With two radiators.

BATHROOM/WC

With panelled bath, over head shower, pedestal wash hand basin, low level WC, tiled walls, radiator/towel rail.

OUTSIDE

COMMUNAL GARDENS

As previously mentioned.

GARAGE 18' x 8'

With up and over door, power and light, additional parking.

TENURE

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

Ground Rent is £220 pa.

Service Charge is £173.33 pcm.

VIEWINGS

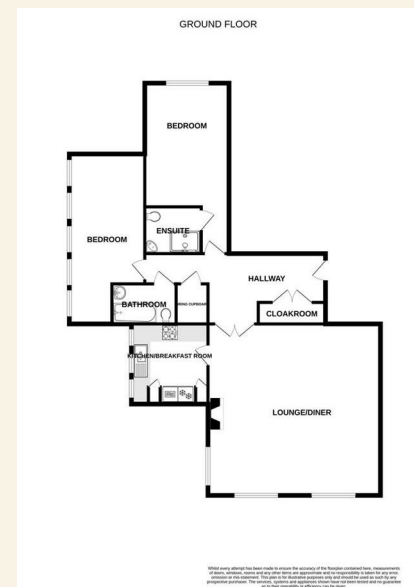
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(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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MISDESCRIPTIONS ACT 1967

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