



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 1, Prestbury Court, Castle Rise, Prestbury, Cheshire, SK10 4UR

A beautifully presented and substantial first floor apartment with a balcony, forming part of a prestige development within walking distance of Prestbury village.

**£499,950**

This stunning first floor apartment boasts an elegant layout with views towards Macclesfield hills, accessible via a lift, within a highly sort after development located just a short stroll from Prestbury village. Nestled in the private communal gardens of Prestbury Court, a bespoke complex featuring only nine apartments, each resident enjoys ample parking for both themselves and their visitors including a designated tandem garage with electrically operated door.

The apartment is comprised of a communal entrance vestibule with post boxes and a lift providing access to all floors, followed by an individual entrance hall featuring handy cloaks cupboards. The apartment itself has an entrance hall, WC, 28ft lounge with French doors to a balcony, dining room, beautifully appointed breakfast kitchen with contemporary units with granite worktops, two double bedrooms both with en-suites.

Externally, residents have the privilege of accessing and enjoying the well maintained private gardens, which feature a summerhouse with kitchen and toilet facilities. Additionally a large conservatory style seating area opens onto the terrace for residents to relax and appreciate the tranquil surroundings.

The charming and historic village of Prestbury caters for most daily needs, whilst more extensive facilities may be found in Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 and 30 minutes drive of the property.

Directions: From our Prestbury office bear right at the mini roundabout passing the COOP into Castle Hill. Take the first turning left into Castlegate bearing right after a short distance into Castle Rise where the property can be found ahead of you.

## **ACCOMMODATION**

### **ENTRANCE HALL**

### **WC**

With low level WC, pedestal wash hand basin, part tiled walls, tiled floor.

### **LOUNGE 28'7 x 13'10"**

Enjoying two sets of double French doors leading to the balcony, feature marble fireplace and hearth, electric fire, opening through to:

### **DINING ROOM 18'1" x 13'11" (narrowing down to 10')**

### **BREAKFAST KITCHEN 14'11" x 8'8"**

With contemporary units including base cupboards and drawers, wall cupboards and granite worktops, breakfast bar, ceramic hob and extractor hood, double oven/grill, one and a half bowl sink unit, dishwasher, fridge and freezer, tiled walls.

### **BATHROOM**

### **BEDROOM 1 17'3" x 15'1" (plus wardrobe recess)**

With a range of fitted wardrobes, drawers, dressing table and drawers.

### **EN-SUITE**

With shower, low level WC, vanity wash hand basin with store cupboards and drawers below, wall cupboards, electric radiator/towel rail, tiled walls, tiled floor.

### **BEDROOM 2 14'6" x 9'10" (overall)**

With fitted wardrobes.

### **EN-SUITE**

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

### **OUTSIDE**



### **GARAGE 39' x 13'9"**

With electric up and over door, utility area with fitted base cupboards, double drainer stainless steel sink unit, plumbing for washing machine.

### **GARDENS & GARDEN ROOM**

As previously mentioned.

NB. Management charge £360 per calendar month.

### **Tenure**

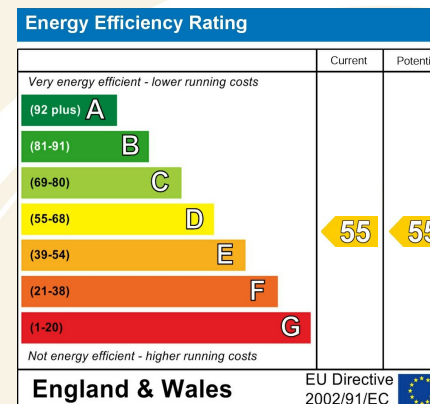
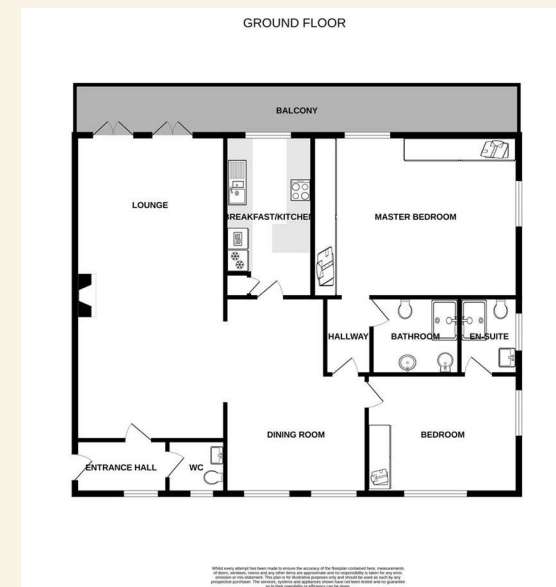
Leasehold. Interested purchasers should seek clarification of this with their solicitor.

### **Viewings**

Strictly by appointment through the Agents.

### **Possession**

Vacant possession upon completion.



### **PRESTBURY OFFICE:**

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### **MISDESCRIPTIONS ACT 1967**

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