



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

22, Arbour Mews, Tytherington, Cheshire, SK10 2SW

A stunning first floor apartment fully updated and renovated to a high standard enjoying a cul-de-sac location with off road parking and garage.

Guide Price £239,000

Forming part of a wonderful small development, this prestige apartment offers the discerning purchaser a wonderful home ready for immediate occupation within short walking distance of local amenities. The accommodation briefly comprises on the ground floor an entrance vestibule with stairs leading to the first floor. The landing allows access to a lounge with French doors to the balcony, opening through to a wonderful dining kitchen enjoying shaker style units with Corian worktops and built-in appliances. There are two double bedrooms, and a well appointed bathroom/WC. An electric combination system which heats radiators has been installed.

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

Outside private parking is provided with easy access to an integral garage with up and over door. The communal gardens are beautifully maintained laid mainly down to lawn, well stocked borders, shrubs and mature trees.

Tytherington caters for most everyday needs, whilst more extensive facilities may be found in Prestbury, 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 10 and 30 minutes drive of the property.

Directions: From our Prestbury office proceed past St Peter's Church bearing right at the railway station into Prestbury lane. Prestbury lane in turn leads into Heybridge lane and continue to the T-junction with Manchester road. Bear right towards Macclesfield passing over the roundabout turning left at the traffic lights adjacent to the Shell service station. After a short distance turn right into Arbour crescent bearing left into Arbour mews where the property can be found at the end of the cul-de-sac on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

With stairs to first floor.

FIRST FLOOR

LANDING

With radiator, cupboard housing electric combination central heating system, access to roofspace.

LOUNGE 13'10" x 13'9"

With radiator, French doors leading to the balcony, plantation shutters, opening through to:

DINING KITCHEN 18' x 8'3"

Enjoying shaker style units including base cupboards and drawers, wall cupboards and Corian worktops, double oven/grill, fridge, dishwasher, stainless steel sink unit, display cabinet, part tiled walls, radiator, dining area.

BEDROOM 1 11'9" x 10'5" (plus wardrobe recess)

With fitted wardrobes, plantation shutters, radiator.

BEDROOM 2 10'10" x 10' (plus wardrobe recess)

With fitted wardrobes, radiator.

BATHROOM/WC

With shower, low level WC, wash hand basin with drawers below, fitted wall cabinet, part tiled walls, radiator/towel rail.

GARAGE 17' x 8'3"

With up and over door, power and light, plumbing for washing machine.

COMMUNAL GARDENS

As previously mentioned.

Tenure:

Leasehold 999 years with a ground rent of £25 per annum (TBC). Management charge (TBC).

Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements, areas and descriptions of fixtures, fittings and other items are approximate only. The vendor does not make any warranties, representations or covenants. The buyer shall be deemed to have satisfied him/herself as to the description given and shall be bound by the contents of these particulars. Any reference to condition is based on visual inspection only and the vendor shall not be liable for any statement made, whether written or oral. The buyer shall be deemed to have satisfied him/herself as to the condition of the property. The property is sold subject to and with the benefit of any existing charges, covenants, easements, wayleaves and other rights of way, whether mentioned in these particulars or not.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 70 | 76 |
| EU Directive 2002/91/EC | | |

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**MISDESCRIPTIONS ACT 1967**

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