





## Flat 2 Park Hall, James Street, Macclesfield, SK11 8GY

This impressive Grade II listed property was sympathetically converted in 2008, creating a select collection of exclusive residences that beautifully combine period character with contemporary living.

Flat Two occupies a highly desirable ground-floor position and has been finished to an exceptional standard, providing a stylish and sophisticated home in an enviable location. Situated just moments from Macclesfield town centre and the railway station, the property enjoys excellent access to an extensive range of amenities, transport links and leisure facilities.

Accessed via a secure communal entrance, the accommodation comprises an entrance hall, utility room and a stunning open-plan lounge, dining and kitchen area. The impressive living space is enhanced by large secondary glazed windows, allowing natural light to flood the room while showcasing the quality of the finish and design throughout. A stylish mezzanine level provides two generous double bedrooms and a contemporary bathroom.

Externally, residents benefit from beautifully maintained communal grounds, offering a peaceful setting to enjoy, together with the valuable advantage of its own private parking space.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

From our office proceed towards the railway station turning right onto Sunderland Street. Proceed through the lights into Park Street and across the roundabout into Park Lane. Take the next left into James Street and left into the car park at Park Hall.

**Viewing: By appointment with Holden and Prescott 01625 422244**

HOLDEN & PRESCOTT

## Ground Floor

### Secure Communal Entrance

A secure communal entrance with security intercom system, exposed brick walls and oak floor leading on to an inner hall where both the staircase and lift can be accessed.

### Entrance Hall

Security intercom system. Spindle balustrade to the staircase. Double panelled radiator. Double doors opening onto the Lounge/Dining Kitchen.

### Utility

Plumbing for washing machine. Space for a tumble dryer. Space for free-standing fridge/freezer. Heatrae Sadia heating and hot water boiler.

### Lounge/Dining Kitchen

21'11 x 17'4

Lounge: Wall light points. Chapel style arched secondary glazed windows. Two double panelled radiators.

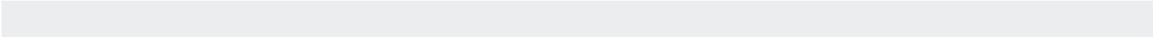
Lounge/Dining Kitchen: Inset stainless steel sink with mixer tap and base unit below. An additional range of bespoke matching base and eye level units with contrasting work surfaces extending to a breakfast bar. Under unit lighting. Integrated double oven with four ring induction hob and extractor hood over. Integrated dishwasher. Integrated fridge/freezer.

## Mezzanine Level

### Landing

Spindle balustrade to the staircase. Wall light points





### **Bedroom One**

18'00 max x 8'6

Fitted mirror-fronted wardrobes. Wall light points. Glass balustrade. Double panelled radiator.

### **Bedroom Two**

14'3 x 8'5

Fitted mirror-fronted wardrobes. Wall light points. Glass balustrade. Double panelled radiator.

### **Bathroom**

Panelled bath with central mixer tap and thermostatic shower over. Washbasin with mixer tap. Low suite W.C. with concealed cistern. Extractor fan. Recessed spotlighting. Partially tiled walls. Double panelled radiator.

### **Outside**

### **Parking**

Flat 2 comes with the advantage of its own private allocated parking space.

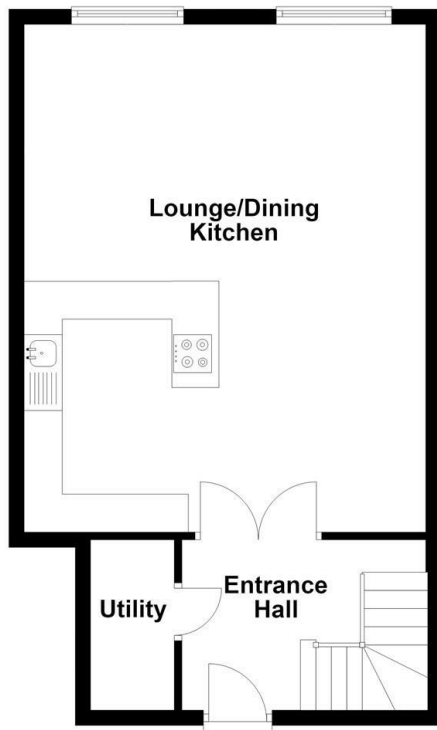
### **Tenure & Management**

Leasehold - A term of 999 years from 2006. There is an annual ground rent of £141.58 and a quarterly management fee of £598.85.

**£249,950**

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Ground Floor



Mezzanine





