HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

25 Balmoral House Pavilion Way, Macclesfield, SK10 3GZ

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Located within a prestigious and iconic development, this spacious first floor apartment offers an exceptional opportunity for first-time buyers to step onto the property ladder in one of Macclesfield's most desirable residential locations. Balmoral House forms part of a Grade II listed Victorian building with a rich local history, thoughtfully converted by Jones Homes to create an impressive collection of homes that blend character and period charm with modern living, all set within beautifully maintained communal grounds.

Offered through the Cheshire East Re-sale Covenant Scheme, qualifying purchasers can acquire the property at 63% of the full market value, with no rent payable, unlike traditional shared ownership schemes. Ideal for buyers living or working within the local area, this scheme provides a rare chance to own an attractive home at an affordable price point.

The well-presented accommodation briefly comprises an entrance hall, a bright and spacious living room, kitchen, double bedroom and a bathroom. Externally, the property benefits from an allocated off-road parking space positioned to the front of the development.

This is a fantastic opportunity for eligible first-time buyers to purchase a stunning apartment within a highly sought-after location at an accessible price level. Please note that interested parties must be approved by Cheshire East Council prior to proceeding. Interested parties should contact the office for further details.

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.

Proceed out of Macclesfield along Cumberland Street bearing right at the roundabout into Prestbury Road. At the next mini roundabout take the first exit into Victoria Road and the first turning on the left hand side into Pavillion Way. Proceed past the clock tower bearing left. Follow the road round and Balmoral House can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Secure Communal Entrance
Intercom system.

First Floor

Entrance Hall
Security intercom system. Airing cupboard housing the hot water cylinder. Electric storage heater.

Living Room
17'9 x 12'11
Secondary glazed window. Electric storage heater. Open way through to the Kitchen.

Kitchen
8'4 x 6'4
Single drainer stainless steel sink with mixer tap and base cupboard below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Electric cooker point with extractor hood over. Plumbing for washing machine. Space for a free-standing fridge/freezer.

Bedroom
13'9 x 9'6
Secondary glazed window. Electric storage heater.

Bathroom
The white suite comprises a panelled bath with electric shower over, a pedestal washbasin with mixer tap and a low suite W.C. Partially tiled walls. Chrome heated towel rail.

Outside

Gardens & Parking
The property is located within beautifully landscaped communal gardens. Resident and visitor parking is available.

Tenure & Management
Leasehold - A term of 125 years from 2003. There is an annual ground rent of £90.00 and an annual service charge of £1680.00

£89,950

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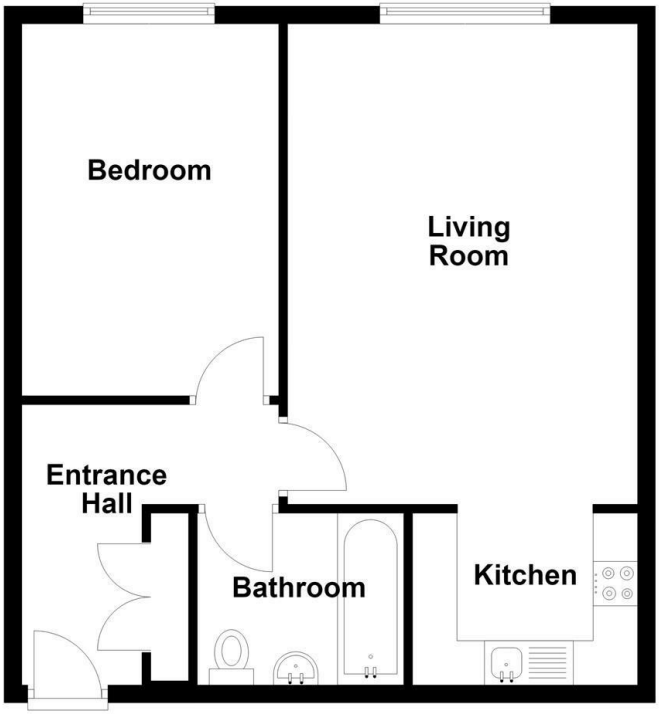
Ground Floor



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1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
E:contact@holdenandprescott.co.uk