





48, Pickenham Close, Macclesfield, SK11 8XF

Set within beautifully maintained communal gardens, this stylish two-bedroom ground floor apartment forms part of a highly regarded development by Messrs Jones Homes. Enjoying a peaceful position, the property benefits from attractive open aspects across surrounding greenery.

Finished to an excellent standard throughout, the interior features a fresh, contemporary décor, creating a true move-in-ready home suited to a wide range of buyers. The well-proportioned accommodation comprises a welcoming entrance hall, a bright and spacious lounge, a modern kitchen, two generous double bedrooms, and a modern shower room.

Additional benefits include gas central heating and uPVC double glazing throughout. Externally, the property offers an allocated parking space within the residents' car park, complemented by ample visitor parking.

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 from our office towards the railway station, turning right onto Sunderland Street. Proceed across the main traffic lights into Park Street and at the roundabout proceed straight over into Park Lane. Follow Park Lane proceeding through two sets of traffic lights into Ivy Lane, passing the Flowerpot pub on the left-hand side, and where the road turns sharply to the right into Ivy Road, turn left into Kendal Road, and

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Communal Entrance

Security Door. Security intercom system.

Entrance Hall

Security door. Security intercom system. Ceiling cornice. Dado rail. Cloaks cupboard. Double panelled radiator.

Living Room

16'3 x 10'5

Feature marble fireplace with timber surround and mantel. T.V. aerial point. Ceiling cornice. Dado rail. uPVC double glazed windows. uPVC double doors opening onto the communal gardens. Double panelled radiator.

Kitchen

12'1 x 7'4

Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Cupboard housing the Glow Worm combination condensing boiler. Integrated single oven. Integrated Limona four ring induction hob with extractor hood over. Space for free-standing fridge/freezer. Plumbing for automatic washing machine. uPVC double glazed window. Double panelled radiator.

Bedroom One

12'9 x 10'1

uPVC double glazed window. Double panelled radiator.

Bedroom Two

12'3 max x 8'9

Shower Room

The white suite comprises a fully tiled cubicle with thermostatic rainfall shower and body jets, a pedestal washbasin with mixer tap and a low suite W.C. Storage cupboard with shelving housing the hot water cylinder. Partially tiled walls. Extractor fan. uPVC double glazed window. Chrome heated towel rail.

Outside**Gardens & Parking**

Immaculate communal gardens. Allocated parking space.

Tenure

Leasehold. A term of 125 years from 1995. There is an annual ground rent of £85.00. here is also an annual service charge of £1640.00 that is paid quarterly. This service charge includes building insurance, building maintenance, gardening, ground maintenance, monthly window cleaning externally, and weekly public hallway cleaning

£175,000

Ground Floor





