

**HOLDEN & PRESCOTT**  
INDEPENDENT ESTATE AGENTS

**16 Kensington Square,  
Macclesfield, SK10 3GE**





## 16, Kensington Square, Macclesfield, Cheshire SK10 3GE

Nestled within the highly sought-after Kensington Square development, this beautiful two-bedroom ground floor apartment perfectly combines period character with contemporary style. Converted in the early 2000s, the property enjoys a prime position with its own private entrance, just a short stroll from Macclesfield town centre.

Bathed in natural light from large sash windows and enhanced by impressive high ceilings, the apartment feels bright and spacious throughout. The thoughtfully designed layout includes a private entrance hall, a living room and a modern fitted kitchen. There are two generous double bedrooms, one featuring an en-suite shower room, plus a contemporary bathroom.

Additional features include gas-fired central heating, beautifully maintained communal gardens, and the rare benefit of two allocated parking spaces, with extra visitor parking available.

Offering an ideal blend of period elegance and modern comfort, this exceptional home will appeal to professionals, downsizers, and anyone seeking a town-centre lifestyle.

There are no pets allowed in the apartment.

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 Pavilion Way. Proceed past the clock tower bearing left. Follow the road round turning left into Kensington Square. The property can be found at the head of the car park.

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

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## **Ground Floor**

### **Entrance Hall**

Security door. Two built-in cupboards. Thermostatic control. Double panelled radiator.

### **Living Room**

17'09 x 11'03

Electric fire set within a timber surround and mantel. Ceiling rose. T.V. aerial point. Two tall sash windows. Double panelled radiators.

### **Kitchen**

12'07 x 5'08

Single drainer sink stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. integrated double oven with four ring induction hob. Integrated fridge/freezer. Glow Worm combination condensing boiler. Recessed spotlighting. Tall sash window. Double panelled radiator.

### **Bedroom One**

17'09 x 13'04 max

Fitted wardrobes. Tall sash window. Double panelled radiator.

### **En-suite Shower Room**

The white suite comprises a corner cubicle with body jet thermostatic rainfall shower and additional shower attachment. a pedestal wash basin with mixer tap and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Recessed spotlighting. Fully tiled walls. Tiled flooring. Tall sash window. Double panelled radiator.

**Bedroom Two**

11'05 x 9'03 max

Tall sash window. Double panelled radiator.

**Bathroom**

The white suite comprises a panelled bath with mixer tap and detachable shower head, a pedestal washbasin with mixer tap and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Recessed spotighting. Extractor fan. Fully tiled walls. Tiled flooring. Double panelled radiator.

**Outside**

**Gardens & Parking**

There are two allocated car parking spaces with additional visitor parking available. The apartment block is set within beautifully maintained communal gardens.

**Leasehold & Management**

The lease term is the residue of 125 years whihc started in January 2003. There is an annual ground rent of £190.00 and a service charge of £480.00 per quarter.

**£199,950**

**Ground Floor**





