



### *Flat 3, Macclesfield, SK10 2DS*

Ideal Investment

Allocated Parking

Low Maintenance

Newly refurbished

Central location

EPC - D

A newly refurbished one bedroom, second floor apartment with one allocated parking space, ideally situated within easy walking distance of Macclesfield town centre and the mainline train station. The property offers modern, low maintenance living and benefits from double glazing throughout and electric wall mounted heaters, providing comfort and efficiency. Briefly comprising:- main entrance, stairs to the second floor, a private entrance with entry phone system, a bright and well proportioned living area, and a newly fitted kitchen featuring a brand new built-in electric hob and oven, along with recesses for a washing machine and fridge. There is a spacious double bedroom and a modern bathroom with a shower over the bath. Located close to an excellent range of restaurants, bars, shops, banks and gyms, the apartment is ideally suited to purchasers seeking convenient, modern town-centre living. Early viewing is highly recommended. D/G, electric heating, C/Tax Band A, EPC - D, Leasehold

Asking Price

**£115,000**

## Communal Entrance

Stairs leading to all floors.

## Second Floor Private Entrance

Wall mounted intercom system

## Living Room

17'9" (5m 41cm) x 16'5" (5m 0cm)

Two double glazed windows to the front elevation, wall mounted electric heater, ceiling lights. New carpet and decor.

## Kitchen

7'7" (2m 31cm) x 7'1" (2m 15cm)

Newly fitted white kitchen, built in electric oven and hob, recess for washer and fridge. Stainless steel sink unit with mixer tap. Ceiling light, double glazed window to the side elevation. New flooring and decor.

## Bedroom

12'7" (3m 83cm) x 10'4" (3m 14cm)

A good sized double bedroom with double glazed window to the rear elevation, wall mounted electric heater, built in wardrobes and ceiling light.

## Bathroom

4'11" (1m 49cm) 8'7" (2m 61cm)

A white suite comprising bath with wall mounted shower attachment, wash hand basin, w.c. part tiled walls, new flooring and decor.

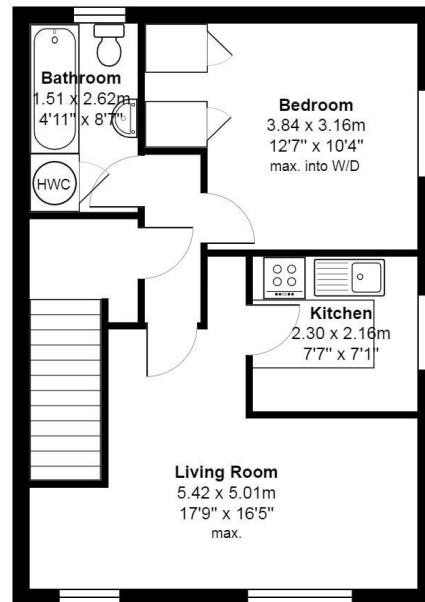
## Disclaimer

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## Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burner's, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.

## Floorplans



Second Floor

Total Area: 42.8 m<sup>2</sup> ... 461 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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