HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

7 Balmoral House Pavilion Way, Macclesfield, SK10 3GZ

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Located within a prestigious and iconic development, this spacious ground 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, 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.

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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Communal Entrance
Intercom system.

Ground Floor

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

Living Room
17'8 x 12'11
Single 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 unit below. an additional range of matching base and eye level units with contrasting work surfaces with tiled splashbacks and downlighting. Electric cooker point with extractor hood over. Space for a free-standing fridge/freezer. Recessed spotlighting.

Bedroom
13'8 x 9'6
Single glazed windows. Storage heater.

Bathroom
The white suite comprises a panelled bath with electric Mira shower over, a pedetal washbasin and a low suite W.C. Extractor fan. Recessed spotlighting. Partially tiled walls. Tiled flooring. Heated towel rail.

Outside

Gardens & Parking

Tenure & Management
Leasehold - A term of 125 years from 2003. There is an annual ground rent of £90.00 and a quarterly management charge of £420.00.

£107,100

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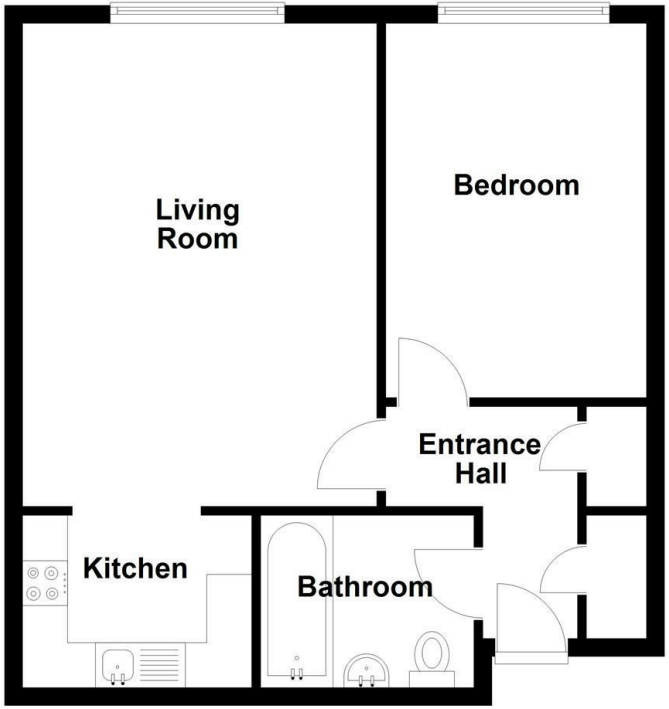
Ground Floor



Water Dispenser
COZINHA
GOURMET

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