





2 Brocklehurst Court, Tytherington Drive, Macclesfield, Cheshire SK10 2HD

Brocklehurst Court is exceptionally popular for it offers beautifully proportioned apartments in a highly convenient location, being just a 'stone's throw' from a good selection of local shops and transport links.

2 Brocklehurst Court is situated on the ground floor and is an outstanding apartment. Light and spacious, it is approached via a secure entrance and has the benefit of modern electric heating and uPVC double-glazed windows. The decor is fresh and neutral, leaving the chance to acquire a perfect home ready for immediate occupation and is available with no chain.

The accommodation in brief comprises a communal entrance hall, vestibule, inner hallway, 19' lounge/dining room, fitted kitchen, two double bedrooms and a bathroom.

The development is set within well-tended gardens, and there is conveniently located residents' 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, which has picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is 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.

From Macclesfield, proceed northerly along Beech Lane (A538), proceeding into Manchester Road. At the traffic lights, turn right into Brocklehurst Way, where Brocklehurst Court can be found on the left-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Communal Entrance Hall

Accessed via a security intercom system. Letterboxes.

Vestibule

Cloaks cupboard.

Hallway

Wall-mounted electric radiator.

Lounge/Dining Area

19'1 x 15'7 reducing to 10'11

Feature fireplace. uPVC double glazed windows. Two wall-mounted electric radiators.

Kitchen

12'4 x 8'8

Single drainer one and a half bowl stainless steel Franke sink unit with central mixer taps and Shaker style base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Peninsular breakfast bar. Integrated double oven. Integrated four ring electric hob with extractor hood over. Plumbing for automatic washing machine. Pantry cupboard.

Bedroom One

17'11 x 9'8 max measurements

A comprehensive range of built-in bedroom furniture including two double wardrobes. dressing table and set of matching drawers. uPVC double glazed window.

Bedroom Two

11'0 x 9'10

uPVC double glazed window.

Bathroom

Fully tiled double cubicle with Mira Sport electric shower over. Vanity washbasin with storage below. Concealed cistern low suite W.C. Partially tiled walls. Tiled flooring. Extractor fan. Airing cupboard with shelving housing a pressurised hot water system with lagged cylinder.

Outside

The property is set within well-maintained communal gardens. Ample residents parking is available.

Management Charges

We have been advised by the Managing Agents, Estate Management Solutions, 31 Greek Street, Stockport, Cheshire SK3 8AX 0161 475 2166, that the previous year's management fees were £2076.00. EMS has recently taken over the management of the block, and further information will be available in due course.

Tenure

Leasehold with a lease of 125 years from 24/06/1973; there is no ground rent payable. Should a buyer wish to extend the lease at their own expense We have, however, made contact with the management agents who have advised as follows, following the extension of another property in Brocklehurst Court: 'Our client, in principle, would agree to extend the current lease to 999 years. We understand that previous lease extensions that have taken place were done so prior to the Leasehold Reform (Ground Rent) Act 2022 and were carried out via Deed of Variation. Our client has taken advice and is willing to issue the extension via Deed of Surrender and Lease with the original lease as an appendix to the Deed. This will formally address the removal of any ground rent element of the old lease, and there will be no need to rewrite the lease in modern format. The Board have affirmed that the lease extension value is a nominal fee of £1.00; however, they insist that the lessee meets the Landlord's legal/administration costs in this matter. The solicitors that are to be appointed have estimated their fee to be circa £1,850.00 plus disbursements and VAT. With regards to the administration costs incurred, these are based on hourly rates; the company has incurred costs of £60.00 plus VAT.' Naturally, this was for another property, so the prices may vary slightly, and one should consult their legal representative before entering into any legal agreements.

Note

With the recent issues associated with blocks of flats with cladding, a Fire Risk Assessment in line with current regulations has been commissioned on Brocklehurst Court, and the results are due imminently. Please contact the office for the latest information.

£165,000

Ground Floor





