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Apartment 23, 14 Headmaster Way, Macclesfield, Cheshire, SK10 1JD

** NO ONWARD CHAIN ** Set within the iconic Main School building, originally constructed in 1910 and the largest and most distinguished apartment at King's Gate, Macclesfield. This magnificent three-bedroom prestigious penthouse apartment is arranged over two impressive floors. The stunning open-plan living space enjoys a dual-aspect design, creating a bright and airy family, dining and living area. Bi-fold doors open onto an expansive private roof terrace, seamlessly blending indoor and outdoor living. The generous kitchen is beautifully appointed with integrated NEFF appliances, a feature breakfast bar and access to a practical utility room. The luxurious principal bedroom benefits from expansive glazing, a spacious dressing area, a beautifully finished en-suite bathroom and direct access to the roof terrace. The lower floor offers two further exceptionally generous double bedrooms, both with doors opening onto a private balcony. The second bedroom also enjoys the convenience of its own en-suite shower room, while a contemporary family bathroom serves the remaining accommodation. Externally, residents can enjoy well-maintained communal grounds together with two allocated parking spaces, completing this exceptional penthouse.

£800,000

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Directions
From our office turn left opposite the railway station and left again under the railway bridge onto the Silk Road. At the Tesco roundabout turn left onto Hibel Road. Proceed through the traffic lights and turn right at the first roundabout. You will find Kings Gate right again off the roundabout. Proceed through the iron gates and follow the road where you will find the allocated parking space (number 174).

Communal Hallway
Enjoy secure entry into a bright and welcoming communal hallway with both lift and stair access to all floors.

Private Entrance Hallway
Secure entry intercom. Luxury vinyl tile (LVT) flooring. Large built-in storage cupboard. Recessed ceiling spotlights and a contemporary radiator. Stairs descend to the second and third bedrooms, along with the family bathroom.

WC
Push button low level WC with concealed cistern and wash hand basin. Tiled floor. and part tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator.

Open Plan Living/Family Dining Area
45'0 x 17'0 max
Spacious and versatile reception room featuring a comfortable living and family dining area. Finished with luxury vinyl tile (LVT) flooring. The room benefits from large windows and bi-folding doors fitted with high quality electric remote control blinds and opening onto the roof terrace. Four contemporary radiators complete the space.

Stylish Kitchen
12'0 x 11'0
Fitted with a comprehensive range of handless base units with Quartz work surfaces over and matching wall mounted cupboards. Underhung one and a quarter bowl stainless steel sink unit with Quooker tap. Four ring Neff induction hob with concealed extractor hood over. Built in Neff double oven. Integrated Neff fridge/freezer and Neff dishwasher all with matching cupboard fronts. Breakfast bar with stool recess. Recessed ceiling spotlights. Luxury vinyl tile (LVT) flooring. Open to the living/family/dining area.

Utility Room
6'0 x 5'4
Fitted floor units with work surface over. Recess for a washing machine and tumble dryer. Wall mounted Vaillant boiler. Tiled floor. Double glazed window.

Master Bedroom
18'0 x 9'5
Beautifully presented master bedroom featuring an abundance of natural light from ample windows and double glazed bi-folding doors which open directly onto the roof terrace. Designer curtains with matching lampshades. The room is enhanced by a contemporary radiator, recessed ceiling spotlights and open plan to the dressing area.

Dressing Area
13'3 x 11'4
The dressing area offers ample fitted storage comprising a range of wardrobes with shelving, hanging space and drawers. The space is further complemented by recessed ceiling spotlights, a contemporary radiator and a double glazed window.

Luxury En-Suite
Luxurious en-suite shower room comprising a spacious walk-in shower with rainfall showerhead and separate body spray showerhead, push button low level WC with concealed cistern and a stylish vanity wash hand basin. Finished with tiled flooring and partially tiled walls, complemented by an electric shaver point, recessed ceiling spotlights and a chrome ladder style heated towel radiator.

Roof Terrace
The generous roof terrace is enclosed by sleek glass balustrades and offers ample space for outdoor furniture, including sofas, a dining table and chairs and sun loungers. Enjoying a wonderful outlook, the terrace boasts far-reaching views across mature trees and the rolling countryside hills beyond.

Stairs Down To Lower Level
Welcoming entrance on the lower floor with a spacious storage cupboard for coats and outdoor wear. An additional cupboard houses the Baxi hot water cylinder. Stairs lead to the main living accommodation, including the living area, kitchen, roof terrace, and principal bedroom suite. Recessed ceiling spotlights and a contemporary radiator.

Bedroom Two
18'6 x 11'8
Double bedroom featuring a range of fitted wardrobes. Designer curtains with matching lampshades. Double glazed windows and door providing direct access to the balcony. Radiator.

En-Suite Shower Room
Walk in shower, push button low level WC and wash hand basin. Tiled floor and part tiled walls. Recessed ceiling spotlights and a chrome ladder style heated towel radiator.

Bedroom Three
16'0 x 8'5
Double bedroom with double glazed window and door providing direct access to the balcony. Designer curtains with matching lampshades. Radiator.

Family Bathroom
Fitted with a white suite comprising; panelled bath, push button low level WC with concealed cistern and wash hand basin. Tiled floor and part tiled walls. Recessed ceiling spotlights and a chrome ladder style heated towel radiator.

Private Balcony
The balcony is enclosed by sleek frosted glass balustrades and enjoying far-reaching views across mature trees and the rolling countryside hills beyond.

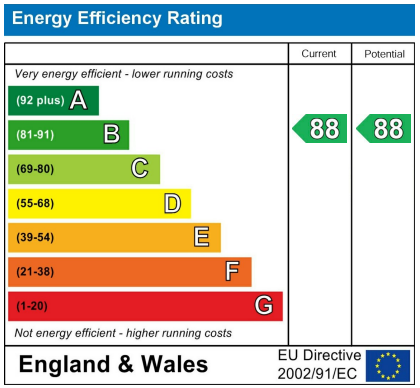
Outside

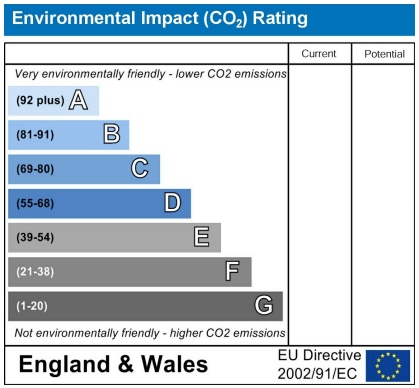
Communal Grounds
The communal grounds are well maintained.

Allocated Parking Space
The apartment comes with two allocated parking spaces. The one to the front of the building is number174 and a second space with an electric charging point is number 199.

Tenure And Agent Notes
The vendor has advised us that the property is Leasehold on a 999 year lease from 1 January 2024. The service charge including buildings insurance is £5653 PA. The vendor has also advised us that the property is council tax band E. We would recommend any prospective buyer to confirm these details with their legal representative.
The vendor has advised that there is solar panelling to input power to the apartment system.

Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





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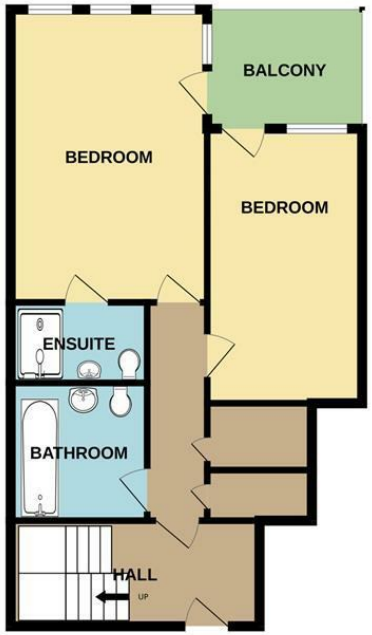
SECOND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



THIRD FLOOR
1197 sq.ft. (111.2 sq.m.) approx.

TOTAL FLOOR AREA : 1816 sq.ft. (168.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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