



# 6 Windsor House Pavilion Way, Macclesfield, SK10 3GF

\*\* NO ONWARD CHAIN \*\* Windsor House forms part of the Pavilion Way development, which offers an excellent range of luxury apartments surrounded by magnificent parkland. This particular apartment is located on the first floor and enjoys a highly enviable location with large windows taking maximum advantage of the position. The accommodation comprises in brief, communal hallway, private entrance hall, an impressive open plan lounge/dining room with feature bay window, breakfast kitchen, two double bedrooms with en-suite shower room to the master bedroom and bathroom. Externally, there are well tended communal grounds and two allocated parking spaces.

## £275,000

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**

**01625 434000**

### **Location**

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

### **Directions**

Leaving Macclesfield along Cumberland Street, passing Sainsburys on the right, at the next roundabout turn right onto Prestbury Road and first left onto

Victoria Road. Continue past the hospital and Pavilion Way will be found as the next turning on the left hand side. Follow the road round to the right, past Kensington Square, where the signpost for Windsor House will be seen on the left.

### **Communal Hallway**

Security intercom. Lift and stairs leading to the first and second floor.

### **Private Entrance Hallway**

Security intercom. Built-in cupboard housing the hot water tank and double panelled doors opening to the built-in cloaks cupboard. Recessed ceiling spotlights. Radiator.

### **Bay Fronted Living/Dining Room**

24'3 x 18'10 max

A fantastic light and airy reception room with high ceilings and four large sash windows allowing ample natural light to flood in. Dining area with space for a dining table and chairs. Four radiators.

## Breakfast Kitchen

16'0 x 7'8

Fitted with a range of base units with granite work surfaces over and matching wall mounted cupboards. Tiled returns. Underhung stainless steel sink unit with mixer tap. Four ring electric hob with extractor hood over and oven below. Integrated freezer/fridge, washing machine and slimline dishwasher all with matching cupboard fronts. Recessed ceiling spotlights. Laminate floor. Sash window. Radiator.

## Bedroom One

15'0 x 11'3

Double bedroom with sash window. Recessed ceiling spotlights. Radiator.

## En-Suite Shower Room

Fitted with a shower cubicle, push button low level WC and pedestal wash hand basin with mixer tap. Tiled walls. Electric shaver point. Recessed ceiling spotlights. Ladder style radiator.

## Bedroom Two

11'2 x 9'0

Double bedroom with sash window. Recessed ceiling spotlights. Radiator.

## Bathroom

Fitted with a panelled bath, push button low level WC and pedestal wash hand basin. Tiled walls. Electric shaver point. Recessed ceiling spotlights.

## Outside

### Communal Gardens And Parking

Externally, there are well tended communal grounds and two allocated parking spaces.

## Tenure

We are advised by our vendor that the property is Leasehold with a lease term of 125 years from 18 December 2009.

The vendor has also advised us that the property is council tax band C.

We would recommend any prospective buyer to confirm these details with their legal representative.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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