

**Apartment J Foundry Court Pinfold Street,
Macclesfield, SK11 6HA**





Apartment J Foundry Court, Pinfold Street, Macclesfield, Cheshire SK11 6HA

This former foundry located close to the heart of the town is something of a hidden gem for within a cluster of stunning Grade II listed buildings are a range of individual apartments, converted in 1992, which make fabulous homes.

Apartment J is located on the ground floor and approached via a secure entrance hall. There is a good size lounge with a door on the courtyard, and a dining kitchen. There is also a private hall, bedroom and a bathroom. The property is heated with electric radiators.

Externally there is also a landscaped courtyard and gardens. Most importantly a residents car park.

A unique home with NO ONWARD CHAIN.

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 to the Chester Road roundabout with Oxford Road and take the first exit into Chester Road and fifth right into Pinfold Street. Regents Foundry Court can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Secure Communal Entrance Hall

A secure and very dramatic communal hall having preserved lifting gear from the original foundry and a staircase to the first floor.

Ground Floor

Entrance Vestibule

Courtesy light. Ceiling cornice. Coat hooks. Door to inner hall.

Hall

Ceiling cornice. Wall light points. Large storage cupboard. Electric radiator.

Lounge

14'4 x 10'10 at maximum

Ceiling cornice. Wall light points. T.V. aerial point. Door with glazing opening onto the communal courtyard. Sash window. Electric radiator.

Dining Kitchen

10'2 x 8'9

One and a half bowl sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated single oven. Four ring electric hob with extractor hood over. Space for a fridge/freezer. Plumbing for a dishwasher. Plumbing for a washing machine. Wall light. Sash window.

Bedroom

13'0 x 9'0 at maximum

Ceiling cornice. Wall light points. Sash window. Electric radiator.



Bathroom

The white suite comprises a tiled cubicle with electric shower over, a panelled bath with tiled splashbacks, a pedestal washbasin with tiled splashbacks and a low suite W.C. Extractor fan. Wall light with electric shaver point. Electric chrome heated towel rail.

Outside

Communal Gardens

Foundry Court is a landscaped courtyard development having a block paved drive to all four walls, York stone patios and a courtyard which is accented by shrub borders.

Residents Parking

The development has its own residents car park which is patrolled by a private company.

Tenure

999 years from 1808. Ground Rent - £75.00.

Management Charge

There is a monthly management charge of £143.96 which includes buildings insurance.

£140,000

Ground Floor





