



28 Linden Court, Macclesfield, SK10 3AY

**** NO ONWARD CHAIN **** Ideally situated in a quiet and highly regarded area of Macclesfield is this superb third floor apartment, conveniently close to local shops and bus routes. The accommodation in brief comprises; a communal entrance hall with stairs to the upper floors, private hallway, spacious living room enjoying fantastic views over the rooftops and towards the surrounding countryside hills, stylish kitchen, two bedrooms and a bathroom fitted with a modern white suite. The property also benefits from residents' parking. With beautiful countryside right on the doorstep, this apartment is sure to appeal to a wide range of buyers.

£134,950

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 Westminster Road, after a short distance turn right onto Abbey Road. Follow the road down towards the end and the property is located on the left hand side.

Communal Hall

Communal hall with turning stairs leading to all floors.

Private Hallway

Entrance hall with security intercom. Doors off to living room, bedrooms and bathroom.

Living Room

16'4 x 10'0

Two double glazed windows with far reaching views over rooftops and hills beyond. Electric heater.

Kitchen

9'2 x 7'6

Fitted with a range of gloss handleless base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl sink unit with mixer tap and drainer. Four ring electric hob with extractor above and oven below. Space for a washing machine and fridge/freezer. Double glazed window with far reaching views over rooftops and hills beyond.

Bedroom One

12'6 x 9'0

Double bedroom with double glazed window with far reaching views over rooftops and hills beyond. Cupboard housing the hot water cylinder. Electric heater.

Bedroom Two

12'0 x 4'10

Single bedroom with double glazed window with far reaching views over rooftops and hills beyond. Built in storage cupboard. Electric heater.

Bathroom

Fitted with a modern white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin.

Outside

Residents Parking

Communal parking for residents and visitors.

Tenure

We are advised by our vendor that the property is Leasehold and the lease is 999 years from 12 July 1982. The property is managed by Premier Estates with a management fee of £96.20 PCM. The vendor has also advised us that the property is council tax band A.

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

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.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



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