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PRIVATE  
PROPERTY



# 27 Tytherington Court, Macclesfield, SK10 2EJ

This first floor apartment is located in this extremely popular area of Tytherington with only a short walk to local shops and within easy reach of Macclesfield town centre and the train station. In brief the property comprises; communal hallway, private hall, spacious living room, dining room (could be used as a second bedroom), kitchen, good sized double bedroom and a bathroom. Externally the development lies within well-tended communal gardens, which are laid predominately to lawn and interspersed with specimen trees and shrubs, in addition there are a number of car parking spaces providing residents and visitor parking.

## £135,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

### Location

This property forms part of a popular residential development in Tytherington which has always been one of Macclesfield's premier locations, situated just to the north of the town centre and effectively, a self-contained community in its own right. In addition to the Tytherington Club, with its championship standard golf course and its superb range of leisure facilities, there is both primary and secondary schooling in the area as well as an excellent parade of shops, which provide good day-to-day facilities and prove an ideal complement to the more comprehensive facilities that are to be found in the centre of Macclesfield.

### Directions

Leaving Macclesfield in a northerly direction on Beech Lane, continuing past Tytherington High School on the right hand side, turn right onto Badger Road and take the next left onto Tytherington Park Road and Tytherington Court can be found on the left.

### Communal Entrance Hallway

Security intercom and stairs leading to all floors.

### First Floor

#### Private Hallway

Security intercom system. Radiator.

#### Living Room

17'10 x 11'8

Light and airy reception room with a large double glazed window. Radiator.

#### Kitchen

10'3 x 6'4

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset single bowl stainless steel sink unit with mixer tap and drainer. Inset four ring gas hob with extractor hood over and oven below. Integrated fridge/freezer and washing machine all with matching cupboard fronts. Wall mounted boiler. Double glazed window.

## Bedroom One

14'5 x 11'0

Double bedroom with double glazed window. Built in cupboard. Radiator.

## Bedroom Two/Dining Room

10'10 x 10'3

Versatile room with double glazed window. Radiator.

## Bathroom

Fitted with a walk in shower, push button low level WC and vanity wash hand basin. Tiled floor and part tiled walls. Recessed ceiling spotlights. Double glazed window. Radiator.

## Outside

Externally the development lies within well-tended communal gardens, which are laid predominately to lawn and interspersed with specimen trees and shrubs, in addition there are a number of car parking spaces providing residents and visitor parking.

## Tenure


The vendor has advised that the property is leasehold with a lease of 125 years from 25 March 2002. The vendor has advised that the service charge is £554 per every 6 months and the ground rent is £37.50 per every 6 months.


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

We would advise 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



## GROUND FLOOR



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